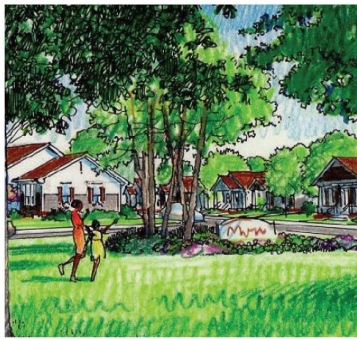


2015-2020 CONSOLIDATED PLAN

CITY OF GREENVILLE, SC

Supporting Neighborhood Vibrancy



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Greenville receives federal funds from the U. S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (**CDBG**) Program and the Home Investment Partnerships (**HOME**) Program. The City also receives Housing Opportunities for Persons with AIDS (**HOPWA**) funds as well. In order to receive these funds, the City must submit a five-year Consolidated Plan and Annual Action Plan to HUD. The **Consolidated Plan** provides the opportunity to shape housing and community development strategies and creates an opportunity for citizen participation.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

A review of housing and economic data point to a few key needs within areas of the community. The largest housing issue for residents of the City is their housing cost burden, with many low income residents paying more than 30% of their income on housing costs. As the housing market continues to improve, it may become more difficult for low to moderate income residents to find housing that they can afford. Housing rehabilitation is one way to improve the existing housing stock. Creation of additional affordable housing and neighborhood improvements can also help stabilize the neighborhood. As the economy improves, new employers are establishing themselves in the area, but some residents may not have the necessary skills or reliable transportation to gain access to those jobs. Connecting residents to workforce resources and better transportation can expand their economic opportunities.

3. Evaluation of past performance

The City began by reviewing their previous Consolidated Plan. Many of the goals and objectives established within the 2010 -2015 Consolidated Plan were still relevant and renewed within this 2015-2020 Consolidated Plan. Reviewing the previous plan helped start the discussion with the community.

4. Summary of citizen participation process and consultation process

The planning process allows the City to consult with the public, service providers, and partner agencies in order to create a unified vision for community development activities over the next five years. As part

of this collaboration, two public workshops were held to provide citizens the opportunity to discuss community needs and to identify opportunities and threats within their neighborhood. This collaborative process also included a roundtable for partner agencies and service providers as well as several discussions regarding existing services and facilities. In addition to the public workshops and roundtable discussions, a survey was distributed throughout the community, posted online, and filled out at neighborhood association meetings. The results were critical in shaping the Consolidated Plan. The draft plan was presented and reviewed in a final public meeting allowing residents to weigh in on the draft goals created for the plan.

5. Summary of public comments

The public felt very strongly about the importance of a focus on housing within the City of Greenville. In particular, they supported the continuation of the Homeowner Rehab program, construction for homeownership and rental units, housing for seniors, and housing counseling. Other ideas for housing included initiating programs or policies to repair rental housing, encouraging a community of all ages, and housing for veterans. The public also felt that creating a suitable living environment was also an important role for community development. Most survey respondents felt that community policing and crime prevention were extremely important along with improving streetscape, transit, infrastructure, and walkability. Other ideas included programs for youths and seniors, creation of neighborhood signage, and utilization of open space within the community. The public recognized that economic development is also a component to revitalizing the City's neighborhoods and felt that access to transportation and job training as well as small business creation and jobs located near the community were all important goals for community development. Other ideas involved the need for a grocery store in or near many of our neighborhoods and support for personal finance education.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City has accepted all comments given as a part of this process and will take them all into consideration.

7. Summary

The City of Greenville's 2015 - 2020 Consolidated Plan will help guide community development in the city over the next five years. The plan was created with input from our community partners and neighborhood residents.

The Consolidated Plan describes the City's efforts to provide its citizens with:

- decent, safe, and affordable housing;
- a suitable living environment; and
- expanded economic opportunities.

These primary goals are derived from the City's extensive public outreach, consultation, and review of recent planning efforts.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GREENVILLE	Community Development
HOPWA Administrator	GREENVILLE	Community Development
HOME Administrator	GREENVILLE	Community Development

Table 1 – Responsible Agencies

Narrative

The City of Greenville receives federal funds from the U. S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (**CDBG**) Program and the Home Investment Partnerships (**HOME**) Program. The City also receives Housing Opportunities for Persons with AIDS (**HOPWA**) funds as well. The Community Development division is the responsible agency for the administration of these funds.

Consolidated Plan Public Contact Information

If you have comments or questions related to the Consolidated Plan, please feel free to contact:

Community Development, P.O. Box 2207,
Greenville, SC 29602

Attn: Wayne Leftwich, Community Planner
or e-mail to wleftwich@greenvillesc.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Community Development division is an active partner with many of the housing and service providers in the City. The City has partnered with the Housing Authority on many projects and the community development staff in particular play a key role of support in performing environmental reviews and guiding projects through the development approval process. Likewise, we have many partners that help us create affordable housing and/or provide key services to the community. An effort was made to reach out to all of our community partners.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City works closely with the United Housing Connections (UHC), formerly the Upstate Homeless Coalition of South Carolina. UHC is an organization that works together with other agencies in our area to provide affordable housing. UHC is dedicated to ending homelessness through programming, advocacy, and building safe, decent, and affordable housing for homeless or at-risk families and individuals. Their goal is to help fill the gaps in services for homeless and at-risk persons. UHC coordinates the Continuum of Care throughout a 13 county area in Upstate South Carolina. The Continuum of Care is a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City stays involved with those entities involved in addressing the needs of the homeless population. The City will continue to work with the Homelessness Leadership Task Force in helping them to continue their work in addressing homelessness in Greenville County.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	United Housing Connections
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City reached out to all of our partners and service providing agencies in the creation of our Consolidated Plan. A roundtable was held for our housing service providers and another roundtable was held for groups that provide workforce training. All of our partners and agencies were invited to participate in our public workshops, and many were given opportunities to provide comment and feedback.
2	Agency/Group/Organization	GENESIS HOMES
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City reached out to all of our partners and service providing agencies in the creation of our Consolidated Plan. A roundtable was held for our housing service providers and another roundtable was held for groups that provide workforce training. All of our partners and agencies were invited to participate in our public workshops, and many were given opportunities to provide comment and feedback.
3	Agency/Group/Organization	ALLEN TEMPLE CEDC
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City reached out to all of our partners and service providing agencies in the creation of our Consolidated Plan. A roundtable was held for our housing service providers and another roundtable was held for groups that provide workforce training. All of our partners and agencies were invited to participate in our public workshops, and many were given opportunities to provide comment and feedback.
4	Agency/Group/Organization	United Way of Greenville County, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City reached out to all of our partners and service providing agencies in the creation of our Consolidated Plan. A roundtable was held for our housing service providers and another roundtable was held for groups that provide workforce training. All of our partners and agencies were invited to participate in our public workshops, and many were given opportunities to provide comment and feedback.
--	---

Identify any Agency Types not consulted and provide rationale for not consulting

The goal was to reach out to all agencies that serve the City of Greenville.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	United Housing	The City attempts to align our goals with those of our partner organizations by reviewing their plans.
5 year Agency Plan HACG	Housing Authority	The City attempts to align our goals with those of our partner organizations by reviewing their plans.
The Analysis of Impediments	Greenville County Human Relations Commission	The City attempts to align our goals with those of our partner organizations by reviewing their plans.
Homelessness White Paper	Homelessness Leadership Taskforce	The City attempts to align our goals with those of our partner organizations by reviewing their plans.
Citywide Housing Strategy	City of Greenville	The City reviews previous plans to gain insight into the conditions and needs as well as to set goals and develop strategies.
Affordable Housing Study	City of Greenville	The City reviews previous plans to gain insight into the conditions and needs as well as to set goals and develop strategies.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City and the County both presented the Consolidated Plan process to the Greenville Dreams group which is made up of neighborhood presidents from both the County and City. Our partners in the

County, Greenville County Redevelopment Authority (GCRA), have always been willing to work together on projects that effect both the City and the County.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The planning process allows the City to consult with the public, service providers, and partner agencies in order to create a unified vision for community development activities over the next five years. As part of this collaboration, two public workshops were held to provide citizens the opportunity to discuss community needs and to identify opportunities and threats within their neighborhood. This collaborative process also included a roundtable for partner agencies and service providers as well as several discussions regarding existing services and facilities. In addition to the public workshops and roundtable discussions, a survey was distributed throughout the community, posted online, and filled out at neighborhood association meetings. The results were critical in shaping the Consolidated Plan. The draft plan was presented and reviewed in a final public meeting allowing residents to weigh in on the draft goals created for the plan.

The public felt very strongly about the importance of a focus on housing within the City of Greenville. In particular, they supported the continuation of the Homeowner Rehab program, construction for homeownership and rental units, housing for seniors, and housing counseling. Other ideas for housing included initiating programs or policies to repair rental housing, encouraging a community of all ages, and housing for veterans. The public also felt that creating a suitable living environment was also an important role for community development. Most survey respondents felt that community policing and crime prevention were extremely important along with improving streetscape, transit, infrastructure, and walkability. Other ideas included programs for youths and seniors, creation of neighborhood signage, and utilization of open space within the community. The public recognized that economic development is also a component to revitalizing the City's neighborhoods and felt that access to transportation and job training as well as small business creation and jobs located near the community were all important goals for community development. Other ideas involved the need for a grocery store in or near many of our neighborhoods and support for personal finance education.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	There were two public workshops held (3/05/15 and 3/31/15) that attracted a broad audience and good attendance.	The attendees provided comments relating to the community development goals of providing safe, decent, and affordable housing; a suitable living environment; and economic development opportunities. The attendees also contributed to the survey.	All comments were received and taken into consideration when developing the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	A newspaper ad was posted on April 14, 2015 announcing the comment period for the draft Consolidated Plan and the public hearing to be held on April 30, 2015.	The ad did not result in many comments, but did draw a small number of residents to the April 14, 2015 meeting.	All comments received were taken into consideration when finalizing the plan.	
3	Public Hearing	Residents of Public and Assisted Housing	There was a more formal public meeting that presented the draft goals of the Consolidated Plan and the budget for the next year. Attendance was low despite posting in the newspaper.	The group mainly had questions about community development activities and made some comments related to those with special needs and the elderly, and public transportation.	All comments received were taken into consideration when finalizing the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Residents of Public and Assisted Housing	The City website, Facebook, and Twitter were used to announce all meetings, distribute the survey, and announce the comment period for the Consolidated Plan.	The website helped bolster survey results, enlisting new responses.	All comments received were taken into consideration when finalizing the plan.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City reviewed Census and CHAS data and enlisted public comment and participation in developing a housing needs assessment for the community.

The data reviews housing problems and clearly shows that housing cost burden is the primary issue within the City of Greenville. Particularly within low income communities, many residents are paying more than 30% of their income on housing costs. This problem is particularly difficult for those earning less than 30% AMI and there is a disproportionate number of African Americans affected within that income level. For those earning between 30% to 80% AMI, the problem is shared evenly among Whites and African Americans.

In discussions with the community, the affordability concern was evident. Many would like to see more construction of affordable homeowner and rental units, as well as the rehabilitation of existing units.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following data defines the type of households within the City of Greenville and identifies the housing problems that cost burdens experienced by households at different income levels.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	56,002	58,741	5%
Households	24,330	25,173	3%
Median Income	\$33,144.00	\$40,925.00	23%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,995	2,820	4,400	2,115	11,840
Small Family Households *	1,330	820	1,495	590	4,845
Large Family Households *	110	60	100	135	670
Household contains at least one person 62-74 years of age	590	375	725	355	1,630
Household contains at least one person age 75 or older	460	650	615	235	805
Households with one or more children 6 years old or younger *	705	364	710	280	880
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	20	20	0	70	10	20	10	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	40	10	15	69	0	10	25	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	25	10	60	150	0	0	15	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	2,105	410	150	25	2,690	305	165	195	70	735

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	235	925	1,415	105	2,680	125	230	365	180	900
Zero/negative Income (and none of the above problems)	440	0	0	0	440	65	0	0	0	65

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,190	495	190	100	2,975	310	195	240	70	815
Having none of four housing problems	835	1,465	2,770	1,130	6,200	160	660	1,200	815	2,835
Household has negative income, but none of the other housing problems	440	0	0	0	440	65	0	0	0	65

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	935	595	395	1,925	60	65	215	340
Large Related	70	40	10	120	20	10	14	44
Elderly	500	245	290	1,035	220	240	205	665
Other	915	530	870	2,315	120	80	140	340
Total need by income	2,420	1,410	1,565	5,395	420	395	574	1,389

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	880	160	25	1,065	60	65	75	200
Large Related	15	0	0	15	0	10	4	14
Elderly	355	95	35	485	150	75	45	270
Other	885	160	90	1,135	90	15	70	175
Total need by income	2,135	415	150	2,700	300	165	194	659

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	34	65	20	50	169	0	0	15	0	15

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	20	0	0	25	45	0	10	25	0	35
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	54	65	20	75	214	0	10	40	0	50

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Overall, 45% of Greenville households, 11,215 households, earn less than 80% of area median income. Within the small family households there are 3,645 households earning less than 80% of area median income.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

It is difficult to guess the number of individuals or families that are in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, or stalking. However, anecdotally we know that the community development office receives nearly a half dozen calls a year from individuals seeking shelter or information for service providers that serve victims of domestic violence and other issues.

What are the most common housing problems?

The most common housing problem is housing cost burden. Over 2,600 renters and over 700 homeowners earning below 80% AMI pay more than 50% of their income on housing. Likewise, over

2,600 renters and 900 homeowners earning below 80% AMI pay more than 30% of their income on housing. It is recommended that households expend 30% of their income on housing.

Are any populations/household types more affected than others by these problems?

Predominately, those earning less than 30% of AMI are most likely to have more than one severe housing problem.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The data shows 24% of households with one or more children 6 years old or younger are earning less than 30% AMI. This extremely low income makes them very likely to have severe housing problems, including paying more than 30% of their income on housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

N/A

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The instability of a severe housing cost burden, such as faced by many of our low income residents, can increase the risk of homelessness. Those with a high cost burden are less likely to be able to deal with additional factors that may arise, such as a sudden financial crisis, illness, car repair, or caring for a parent, etc...

Discussion

The major housing problem for Greenville households is housing cost burden. Many residents are paying over 30% of their income with some paying more than 50% of their income on housing costs. This greatly reduces the amount that these families can put towards food, transportation, education, entertainment, and savings. Ultimately, this level of spending may become unsustainable and the households may find themselves having to move outside of the City to find affordable housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following data looks at the households within the City by race and income level to analyze any disproportionate needs that may exist in the community.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,860	630	505
White	960	300	185
Black / African American	1,745	310	280
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	20	40

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,850	970	0
White	835	480	0
Black / African American	880	470	0
Asian	15	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	100	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,215	2,185	0
White	1,050	1,150	0
Black / African American	1,015	850	0
Asian	35	55	0
American Indian, Alaska Native	4	15	0
Pacific Islander	0	0	0
Hispanic	70	110	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	450	1,665	0
White	285	1,160	0
Black / African American	120	490	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	25	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

As stated previously, those earning less than 30% of AMI are more likely to have one or more housing problems. In the City of Greenville there is a much higher percentage of African Americans who earn less than 30% of AMI. Earning at this level makes them much more likely to have one or more housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following data looks at the households within the City by race and income level to analyze any disproportionate needs that may exist in the community by looking at severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,500	990	505
White	865	395	185
Black / African American	1,495	560	280
Asian	50	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	25	40

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	690	2,125	0
White	460	850	0
Black / African American	210	1,140	0
Asian	0	15	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	105	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	435	3,970	0
White	225	1,975	0
Black / African American	165	1,700	0
Asian	0	90	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	10	170	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	170	1,945	0
White	70	1,375	0
Black / African American	50	560	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	25	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Nearly 1,500 African American households that earn less than 30% AMI face more than one severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is the biggest problem for Greenville residents.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5,645	3,715	3,460	515
White	12,010	2,275	1,770	185
Black / African American	3,670	1,945	1,720	290
Asian	185	60	50	0
American Indian, Alaska Native	30	8	0	0
Pacific Islander	20	0	0	0
Hispanic	475	165	70	40

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Residents with less than 30% of AMI are more likely to be burdened with a large percentage of their income going towards housing costs, but even many of those earning between 30% to 50% and even over 50% still find themselves with housing cost burdens.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

All residents earning less than 30% AMI are very likely to have housing problems. In particular the African Americans in this category seem to have a greater need as they are very likely to face severe problems.

If they have needs not identified above, what are those needs?

As the City's housing market continues to strengthen, following the recession, it is likely that many of the affordable options for those households earning low income will become more and more expensive thereby increasing their housing cost burden.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The neighborhoods served by the Community Development division are being strengthened as they become more diverse and vibrant. The majority of residents within the City's Special Emphasis Neighborhoods are low to moderate income and African American.

NA-35 Public Housing – 91.205(b)

Introduction

The Greenville Housing Authority provides affordable housing to the City and County of Greenville's neediest low income families and adults. The mission of the Housing Authority of the City of Greenville is to promote adequate, affordable and well-maintained housing that promotes a positive family living environment. In addition, we will, to the degree possible, provide access to programs and guidance that encourage our clients to become self-sufficient, to utilize pathways to homeownership, and no longer be dependent upon the provision of housing assistance. All of this will be done within the framework of being responsible stewards of tax-payer resources. The dual jurisdiction agency continues to work to enhance the quality of life of its residents.

The quasi-governmental authority is governed by its board of commissioners which are all appointed by the City. The City of Greenville and the Authority enjoy a close relationship with similar goals. Their relationship fosters information sharing, collaboration, and consultation. Many of its projects overlap the City's Community Development served neighborhoods.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	739	2,191	65	2,070	47	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,540	9,208	10,877	9,141	8,534	0
Average length of stay	0	0	5	6	1	6	0	0
Average Household size	0	0	1	2	2	2	1	0
# Homeless at admission	0	0	4	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	215	310	12	293	2	0
# of Disabled Families	0	0	136	574	7	538	26	0
# of Families requesting accessibility features	0	0	739	2,191	65	2,070	47	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	88	356	1	343	10	0	0
Black/African American	0	0	647	1,828	63	1,721	37	0	0
Asian	0	0	4	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	4	1	3	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	20	313	3	309	0	0	0
Not Hispanic	0	0	719	1,878	62	1,761	47	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Many tenants and applicants are disabled, elderly, or require accessibility features. In general, those seeking housing assistance need more availability to public housing units and vouchers.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Many properties within the City are no longer accepting housing vouchers. As rents have increased, the housing voucher becomes less competitive at luring property owners into renting to people with low to moderate income.

How do these needs compare to the housing needs of the population at large

As the housing market has improved, it is harder and harder to find affordable housing or properties that accept housing vouchers within the City.

Discussion

The Housing Authority is aware of the problem and has been adopting policies and performing outreach in the hopes of bolstering the number of properties that accept vouchers. Likewise, the Housing Authority is very active in performing rehabs on their properties and building replacement properties and new properties to help provide shelter for the low to moderate income community in the City of Greenville.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness affects thousands of families and single adults each year. Persons experiencing homelessness suffer from some crisis that disrupts their ability to remain housed. A crisis could be fleeing from domestic violence, a medical emergency, or loss of a job. Families and individuals are forced to resort to shelters or other temporary housing such as motels or doubling up with family or friends, or as a last resort, many end up in the streets. Permanent housing, during this transition, becomes difficult either due to the lack of transportation or inability to obtain employment or a living wage. Permanent housing refers to housing that one owns or leases. For this population, rental housing is a more obtainable goal. Psychologically, this experience can be very traumatic, especially for children. The family's transient status makes it difficult for children to keep up in school or develop friendships, causing them to feel isolated. Obtaining employment also poses a challenge for this population. Homeless persons seeking jobs are not able to provide a phone number or permanent address, creating a barrier to employment. Without this information, the employer has no way to contact them for an interview or start date. Once divulged that an applicant is homeless or has to be reached at a shelter, an employer may become hesitant to hire that person. Frustrated, some homeless people drop out of the labor market. Many work when work can be found and/or receive some type of entitlement (i.e., SSI) for a debilitating illness - substance abuse, HIV/AIDS, and mental illness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	20	80	100	20	10	150
Persons in Households with Only Children	20	80	100	20	10	150

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	160	640	800	200	100	150
Chronically Homeless Individuals	80	320	400	200	100	365
Chronically Homeless Families	20	80	100	20	10	365
Veterans	10	40	50	20	10	150
Unaccompanied Child	5	20	25	5	5	150
Persons with HIV	10	40	50	20	10	150

Table 26 - Homeless Needs Assessment

Data Source Comments: Above data are rough estimates, loosely based on Homeless Survey data. There were 938 homeless individuals in the Jan 2014 count, with 178 unsheltered and 760 with shelter. It is estimated that total is over a 1,000 on any given night in Greenville County.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In Greenville County on January 23, 2014, 938 individuals were counted as homeless, with 81% in some type of provider shelter on the night of the count. However, it's known that there are more uncounted people "sleeping rough," without shelter.

Subpopulations

Mentally Ill and Substance Abusers

Episodes of homelessness are far greater and frequent for the chronically homeless who may be a part of the mentally ill and drug and alcohol addicted subpopulations. Because of their disability, maintaining housing is difficult. After exhausting the support of family and friends and having nowhere to go, many resort to the streets, finding whatever shelter is available.

Domestic Violence

Incidences of domestic violence are a steadily increasing phenomenon. Unfortunately, victims tend to be women. Safe Harbor provides services for battered women with or without children.

Youth

The Continuum of Care realizes the need to serve homeless youth in Greenville. This group of youth is defined as persons between 18 and 24. The younger homeless youth received a low priority because most are accompanied by a parent, particularly those 12 and under. The older youth are on their own for various reasons.

HIV/AIDS

Many persons living with HIV/AIDS go unsheltered. Additionally, the current shelter system does not adequately provide the special services needed to sustain their health. Some shelters require their occupants to leave in the mornings. This is very disruptive to the health of persons with HIV/AIDS because of the regimen of medications taken and regular eating times.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

With over 1,000 individuals who are homeless within Greenville County, it is likely that a percentage of those that are families with children or families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The problem with homelessness is non-discriminatory, as there are people of all colors and creeds that find themselves in need of shelter.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In Greenville County on January 23, 2014, 938 individuals were counted as homeless, with 81% in some type of provider shelter on the night of the count. However, it's known that there are more uncounted people "sleeping rough," without shelter.

Greenville County has 368 regular crisis shelter beds, 140 cold weather/overflow shelter beds, 278 transitional/single room occupancy beds, and 130 housing first/long term supportive housing beds. However, although the front doors for those needing temporary shelter are wide open, more long-term solutions are needed for people leaving the shelters and for those who are chronically homeless.

Discussion:

The Homelessness Leadership Task Force created a white paper on homelessness that calls for a collective approach to reduce homelessness in Greenville County. The group established the following priorities and recommendations.

- 35 beds – permanent housing with supportive case services for mentally ill and other vulnerable adults that is affordable, decent and safe.
- Homeless Coordinator. A strong, neutral leader is needed to coordinate Greenville County's response to homelessness.
- Family shelter for 15 families. This housing allows families to remain intact, including mothers with teenage boys, fathers with children, and two-parent families with children.
- Additional beds/housing units for Single Room Occupancy, Housing First, and permanent supportive housing.
- At least 15 homeless medical respite beds for individuals who do not need continued hospitalization but are, at least temporarily, feeble; their fragile health leaves them unable to care for themselves in a traditional homeless shelter.

In addition to focusing programs and resources to close identified gaps in local services, Greenville's homelessness stakeholders have a crucial role to play in advocating for the broader system-level changes that must occur if conditions are truly going to improve for the chronically homeless.

The City of Greenville will continue to do our part in supporting the goals of the Homelessness Leadership Task Force.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following data defines the number of reported IDS cases within the community and estimates of unmet need for housing assistance for persons living with AIDS. The City works with AID Upstate and the Upper Savannah Care Services to assist individuals with AIDS utilizing HOPWA funds.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	1,917
Area incidence of AIDS	58
Rate per population	7
Number of new cases prior year (3 years of data)	181
Rate per population (3 years of data)	7
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	1,618
Area Prevalence (PLWH per population)	192
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

The HOPWA program provides housing and supportive services for people diagnosed with HIV/AIDS. Many persons living with HIV/AIDS go unsheltered. Additionally, the current shelter system does not adequately provide the special services needed to sustain their health. Some shelters require their occupants to leave in the mornings. This is very disruptive to the health of persons with HIV/AIDS because of the regimen of medications taken and regular eating times.

What are the housing and supportive service needs of these populations and how are these needs determined?

The needs are varied, and the City relies on our partnership with AID Upstate and the Upper Savannah Care Services to determine the best way to assist these individuals. In the 2013 program year, 120 individuals received housing subsidy assistance and 256 individuals received supportive services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Greenville area MSA is not unlike other metropolitan areas in the country, in that we have a population of individuals that have been diagnosed with AIDS/HIV. Some of these individuals and families may require assistance with housing. The City administers the region's HOPWA funds and works to ensure that we are helping as many individuals and families as possible.

Discussion:

AID Upstate has been in operation for over 25 years and has a solid reputation for assistance and support to persons living with HIV/AIDS. They have administered HOPWA and Ryan White funding to meet and even exceed the needs of our HIV/AIDS population. AID Upstate not only provides supportive services to this population, they also own and manage The Laurel, a ten-bed facility that offers lodging, meals and laundry facilities in a communal setting. HOPWA support is provided by the City of Greenville for assistance to clients in Greenville and Pickens counties.

Upper Savannah Care Services (USCS) was established in 1996 and provides opportunities for involvement, education and direct services to persons living with HIV/AIDS, their families, friends and loved ones. The mission of USCS is to coordinate medical, support and primary/secondary prevention services, empowering people with HIV/AIDS and their families to make informed decisions regarding care and services. HOPWA assistance is provided by the City of Greenville for assistance to clients living in Laurens county.

Serving a special needs population often comes with challenges and barriers. Clients may leave the program due to death or to be placed in hospice care. Others may seek services from other organizations or from family in another community. Many clients have also transitioned to stable housing with no assistance. Currently both partner organizations are able to serve all clients requesting assistance.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Several of our Special Emphasis Neighborhoods have community centers owned and operated either by the City or by non-profit organizations. These community centers are vital to strengthening the neighborhood and providing activity space for residents young and old. It is unlikely that the City would establish any new facilities, but the City will support those already in existence.

How were these needs determined?

The Consolidated Plan public survey results expressed a need for community space including open space and community centers.

Describe the jurisdiction's need for Public Improvements:

As the City's Special Emphasis Neighborhoods are revitalized and new projects take place, there will be a continued need for public improvements, such as sidewalks, lighting, and sewer and stormwater infrastructure.

How were these needs determined?

The Consolidated Plan public survey results expressed a need for continued improvements of infrastructure, roads, sidewalks, and aesthetic improvements that would help the neighborhoods create a more sustainable living environment.

Describe the jurisdiction's need for Public Services:

There are many other community development needs beyond housing. There are opportunities to fund an after school tutorial program to help the neighborhood youth gain assistance in their studies. There is a need for job training, homebuyer education, and housing counseling to help residents obtain new job opportunities and be ready to purchase or rent housing. A microloan program can help encourage start-up businesses within the community. Funds will also be used to provide small grants to the neighborhood associations to promote neighborhood engagement and neighborhood led activities. All of these public services help support the City's Special Emphasis Neighborhoods.

How were these needs determined?

The Consolidated Plan public survey results expressed a need for many of these public services. Furthermore, the Community Development Advisory Committee (CDAC), a group of neighborhood representatives and mayoral appointees that help finalize the City's Community Development budget, has expressed support for our public service activities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market for the City has improved and areas in and around downtown have seen dramatic increases in property values. Traditionally, the city has had a good mixture of housing affordability, but as values increase many low to moderate income residents may find it difficult to find housing that they can afford. There has been a decline in the number of properties that are accepting housing vouchers within the City, so the Housing Authority has stepped up efforts to educate property owners on the requirements and payment levels for the Section 8 voucher program. The City will continue with its Homeowner Rehab program in order to make improvements to some of the older housing stock and help stabilize the neighborhoods. Likewise, the City will work with CommunityWorks Carolina to provide loans for property owners who wish to do repairs and accept Section 8 vouchers.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The data below shows the number of units within the City of Greenville by number of units and by unit size and tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,435	49%
1-unit, attached structure	1,266	4%
2-4 units	3,497	12%
5-19 units	5,562	19%
20 or more units	3,974	14%
Mobile Home, boat, RV, van, etc	453	2%
Total	29,187	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	13	0%	289	2%
1 bedroom	317	3%	3,941	29%
2 bedrooms	2,787	24%	6,246	46%
3 or more bedrooms	8,455	73%	3,125	23%
Total	11,572	100%	13,601	100%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Greenville aims to target funds towards low to moderate income residents, those earning less than 80% of Area Median Income (AMI). In some instances, we have focused on serving a broader group helping those earning up to 120% of AMI or less.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There has been a loss of units that accept Section 8 vouchers as the housing market has rebounded. The Housing Authority is actively doing outreach to try to bolster those losses with new properties that may accept Section 8 vouchers.

Does the availability of housing units meet the needs of the population?

The City of Greenville has a good mixture of housing stock. Approximately half of all housing units are single family detached. There are many rental units that have only one or two bedrooms, and most owner occupied units have 3 or more bedrooms. In many areas of the City the housing stock has declined and the City has had to pursue many demolitions to remove blight. In many cases it is the smaller, older units that are being torn down. Many of these properties that are being demolished have historically provided affordable housing within the City and their loss will likely decrease the number of units that remain affordable to those with low to moderate incomes.

Describe the need for specific types of housing:

The City could use a variety of affordable housing options. Smaller units are typically more affordable, but many families, requiring more than 2 bedrooms, need affordable housing as well.

Discussion

The City has historically had a healthy balance of single family versus multifamily housing, rental versus homeowner, and small versus big units. That balance helped provide different opportunities for people of different means. As some of those smaller properties are being cleared, they are often replaced with larger and more expensive properties. The loss of some of these smaller and older properties could have a negative effect on the overall affordability of housing in Greenville.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The data below highlights the costs of housing throughout the City of Greenville.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	112,500	188,200	67%
Median Contract Rent	443	567	28%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,436	40.0%
\$500-999	7,230	53.2%
\$1,000-1,499	746	5.5%
\$1,500-1,999	110	0.8%
\$2,000 or more	79	0.6%
Total	13,601	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,160	No Data
50% HAMFI	3,670	660
80% HAMFI	8,945	1,905
100% HAMFI	No Data	2,945
Total	13,775	5,510

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	478	603	715	948	1,123
High HOME Rent	501	620	735	964	1,055

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	501	553	663	767	856

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a huge lack of housing for those earning less than 30% of AMI, and also a deficient amount for those earning between 30 to 50% AMI. Those residents earning 50 to 80% AMI who wish to purchase a home also have a shortage of options.

How is affordability of housing likely to change considering changes to home values and/or rents?

It is likely that the increase in median home value over the last ten years has had an effect on the number of housing units available for low to moderate income residents.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The current data shows that the HOME rents are pretty correlated with the Area Median Rents. It is likely that as the housing market continues to improve that the actual rents paid will begin to increase. In some cases this has already begun and the data has not yet reflected this trend.

Discussion

The median home value has increased 67% from 2000 to 2011. Many low to moderate income residents are feeling the pressure. Rental rates are starting to increase as well, further placing pressure on low income residents as landlords raise rents or decide to no longer accept housing vouchers because their property is now much more valuable.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following data evaluates the conditions of housing in the City of Greenville. The data looks at the number of units with housing conditions, the year the structure was built, and the risk of lead-based paint. The City also made estimates on the numbers of vacant properties that are located within the City and the number that are suitable for rehabilitation.

Definitions

The Community Development division works closely with staff from the City's Building Code division to evaluate conditions of properties within the Special Emphasis Neighborhoods. The Building Codes staff utilizes the International Building Code Standards.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,655	23%	5,619	41%
With two selected Conditions	45	0%	206	2%
With three selected Conditions	9	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,863	77%	7,776	57%
Total	11,572	100%	13,601	100%

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,199	10%	2,046	15%
1980-1999	1,802	16%	4,406	32%
1950-1979	5,262	45%	5,490	40%
Before 1950	3,309	29%	1,659	12%
Total	11,572	100%	13,601	99%

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,571	74%	7,149	53%
Housing Units build before 1980 with children present	355	3%	945	7%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Over 50% of housing stock within the City of Greenville was built before 1980. Many of the housing units within the Special Emphasis Neighborhoods were built even earlier. Due to the age of many of the housing units, the need for rehabilitation is great. The City currently has a homeowner rehab program that is critical in helping neighborhood residents remain in their home and prevent blight within the neighborhoods. There is strong interest in a program or policy that will help to rehabilitate rental properties within the City that are in need of repair. Currently, the City does not have a rental rehab program but is interested in revamping their previous rental rehab program in an effort to create a program that creates the desired results.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Fortunately, whenever a rehab is completed utilizing community development funds the property is abated for lead-based paint if necessary. Also, many low to moderate income residents now live in recently developed affordable housing, which are free of lead-based paint. Overall, within the City there are still a high number of properties with the potential for containing lead based paint and it is likely that many of the houses that the low to moderate income residents find themselves in are older and likely to contain lead-based paint. Fortunately, the estimated number of families with children living in lead-based paint properties is low.

Discussion

Many of the housing units in the City of Greenville are older and may have lead based paint present. Fortunately the data shows that very little of the City's housing stock built after 1980 have children present in the home. The age of the housing stock has led to many demolitions of blighted properties that have declined beyond repair. The City's homeowner rehabilitation program is also very effective in helping to make repairs and upgrades to homes for residents that may no longer be able to make those type of repairs. The homeowner rehab program also abates for lead based paint. The City has been fortunate over the years to receive some funds to help alleviate the onslaught of REO and vacant properties that resulted following the recession and housing crisis. Programs such as the Neighborhood Stabilization Program (NSP) helped community development demolish, purchase, land bank, rehab, and develop new properties. Currently, the City has received some funds from the State to acquire and demolish vacant and dilapidated properties and land bank them for future community development activities.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Greenville Housing Authority (TGHA) is the public housing entity serving the City of Greenville and the surrounding area. The Housing Authority has an inventory of 584 public housing units within the City of Greenville.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	793	2,500	98	2,402	319	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The supply of public housing developments is dispersed throughout the City of Greenville, with a total of 9 different public housing developments as well as scattered sites throughout the City. Larger public housing developments for families include Westview Homes and Brookhaven Apartments, which are located in West Greenville. Public housing is also provided specifically for elderly and disabled residents; the Garden Apartments development is located in Haynie-Sirrline neighborhood, while the Ridgeway development is located in the eastern portion of the City of Greenville. The Heritage Development, located in the Nicholtown neighborhood, provides a combination of townhouse and

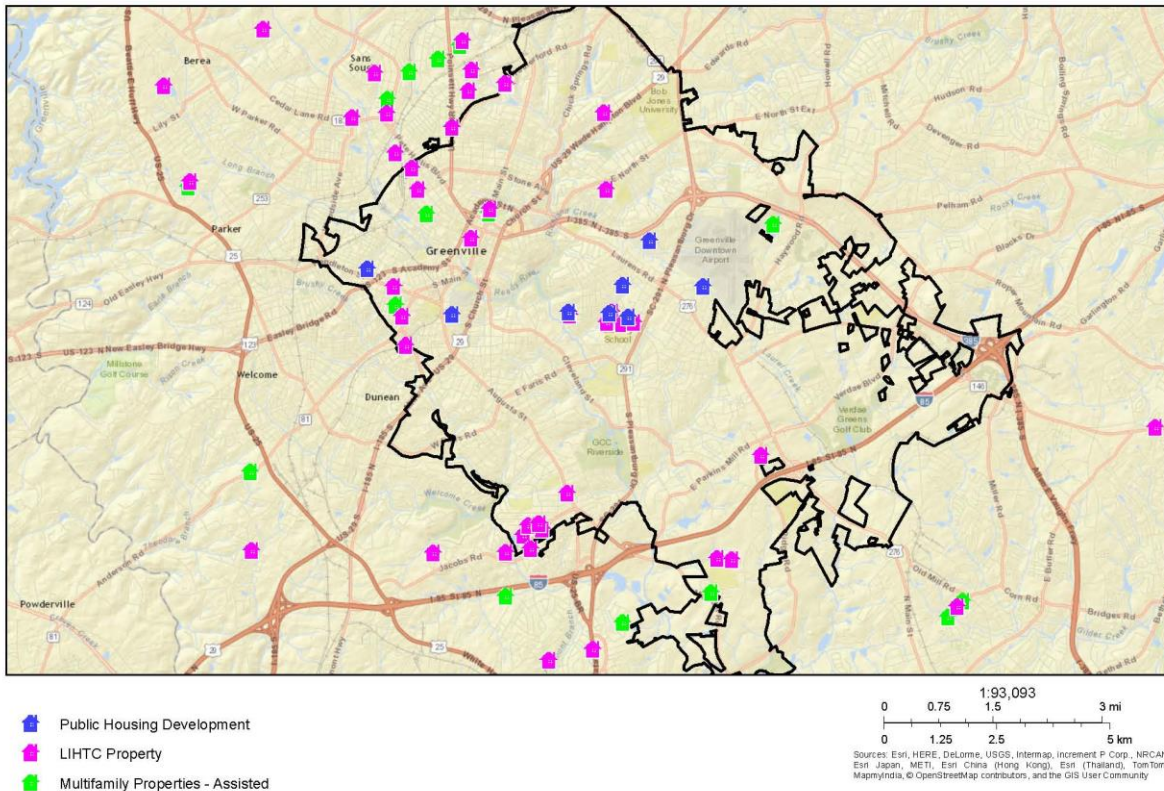
apartment units through three mixed-finance developments; these are the Nichol Town Green, Clark Ridge, and Forest View developments. Charleston Place and Evergreen Place, both mixed-finance developments located within the Nicholtown neighborhood, supply additional apartment units of public housing. Scattered sites are located throughout the City of Greenville and provide additional single-family residential units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

Public Housing and Affordable Multifamily - City of Greenville



Public Housing and Affordable Multifamily

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Heritage site contains remaining land on the former JJT Hope VI Project. TGHA intends to solicit a new development partner and complete the development of approximately 72 senior units on the site. TGHA also needs to complete a Master Plan for the Scott Towers site (currently vacant) as well as the adjoining Garden Apartments. A new partner will be procured to develop the Scott Towers site. The development plans include the redevelopment of the existing Garden Apartments units, which will be converted from Public Housing to Project-Based voucher units under the RAD program.

Both Westview Homes and Brookhaven Apartments have redevelopment and rehabilitation needs. The redevelopment and rehabilitation plan includes four components:

- The Manor at West Village includes the construction of a 55-unit senior building.
- The Harbor at West Village will require a substantial rehabilitation of 57 multi-family units which includes the existing 55 units and 2 units currently used as the Resident Services

Office. Rehabilitation of the former Head Start building is also necessary for use as a leasing office, community space, and resident services office.

- The Haven at West Village includes the construction of a new 42-unit senior building as well as a new leasing and community building.
- The Gallery at West Village includes the demolition of 7 existing units, the conversion of 18 one-bedroom units into 12 units with art studios, and the rehabilitation of the remaining 66 units.

Of the existing 129 scattered site units, it is anticipated that 12 scattered site houses are not viable for rehabilitation and will be demolished. An additional 26 will be proposed for disposition to enable the sale of the unit to the existing tenants. The remaining 88 units will require substantial rehabilitation over a 1 to 3 year period. These numbers may vary after the architect/engineer analysis.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The PHA's strategy for improving the living environment of low- and moderate-income families begins with sound business practices, including superior property management. The PHA strives to exemplify the qualities of a superior property management organization with regard to maintenance standards, tenant relations, leasing, and communication and financial performance. The PHA also aims to exemplify the qualities of superior property management, with the goal of effective, accessible services that increase stability and self-sufficiency of GHA residents.

TGHA also aims to improve the living environment of low- and moderate-income families by assisting residents in gaining access to education, employment opportunities, and homeownership opportunities. The TGHA's education and employment strategies include partnering in an active advocacy role with local schools and colleges to facilitate access to educational opportunities for tenants. Their strategy also includes compliance with Section 3 in ensuring job training, employment, and contract opportunities to low- or very-low income residents in connection with projects and activities in the neighborhoods where HUD funds are expended to the greatest extent possible. TGHA has several additional strategies to expand homeownership opportunities. For example, TGHA intends to maintain Arcadia and other identified communities as stabilized homeownership communities, while expanding opportunities through the sale of 15 units as well as through the Section 8 Homeownership Program. The TGHA also aims to update the Low Rent Public Housing Lease Agreement.

Other strategies to improve the living environment of low- to moderate-income families includes enhancing safety and security efforts for TGHA residents and the surrounding neighborhoods through active participation with the Crime Free Multi-Family Housing Program. Moreover, TGHA aims to protect the rights of victims of domestic violence, dating violence, and stalking by ensuring that they secure and maintain housing without being victimized a second time by being denied housing or losing housing because of the criminally violent acts perpetrated against them. These strategies include ensuring that all applicants and participants of the Housing Authority know of their rights under the Violence Against Women Act (VAWA), and implementing VAWA as victims come forward to claim their rights.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Greenville County’s continuum of care functions better than that in any other county in the state. Greenville County has more year-round crisis shelter beds than any other county in South Carolina, despite having a smaller population base. There are many services provided – shelters, outreach, transitional housing, and permanent supportive housing – and several options to support different subpopulations of the homeless – mentally ill, substance abuse, HIV, families. With many agencies serving the homeless and a variety of funding sources, there is a rich diversity and high quality of services provided to people who are homeless.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	49	0	142	0	0
Households with Only Adults	309	140	235	107	0
Chronically Homeless Households	0	0	0	23	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data drawn from the Homelessness White Paper (March 2015)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Many of the agencies that provide shelter to the homeless population also provide other resources and connections to other agencies that complement their services. Access to health and mental health services are extremely important and can help build some stability that can help the individual move out of homelessness. Likewise, access to employment resources are also provided to help the homeless gain access to employment opportunities.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following list of services and facilities were drawn from a Homelessness White Paper (March 2015) prepared by members of a Homelessness Leadership Task Force. Participants and associates services and facilities are located throughout Greenville County. While some of the services and facilities itemized below are located outside of municipal limits, the task force has recognized that homeless persons are frequently called “transient”, as they move regularly across geographic lines; thus homeless individuals within the City of Greenville and Greenville County may utilize facilities both inside and outside of the municipal limits at any given point in time. Therefore, separating the population numbers or resources provided is difficult, as partnerships have been created between facilities and services located within the City of Greenville with other services and facilities located within the County.

Regular shelter beds are provided by the Salvation Army, Greenville Area Interfaith Hospitality Network (G.A.I.H.N), Miracle Hill Rescue Mission, Miracle Hill Shepherds Gate, and Stephen’s House (Project Care).

Cold weather shelter beds are provided by Miracle Hill Rescue Mission, Miracle Hill Shepherd’s Gate, and the Salvation Army.

Addiction recovery beds and associated services are provided by Miracle Hill Overcomers Center, Miracle Hill Renewal Center, Salvation Army Men’s Recovery Center, Serenity Place, and Turning Point.

Transitional housing/SRO occupancy beds are provided by Miracle Hill as well as SHARE.

Supportive Housing with case management is provided at Reedy Place I and II, Project Care’s Pride House, and Greenville Area Mental Health.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The data below identifies the number of units designated or available for people with HIV/AIDS and their families. The following discussion evaluates the supportive housing needs of residents with special needs.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	0
PH in facilities	0
STRMU	85
ST or TH facilities	15
PH placement	22

Table 42– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There are several different special needs populations that require supportive housing. The elderly or those with physical disabilities may require universal design features that allow for better access throughout the house. The mentally ill and those with drug or alcohol problems may require supportive services and counseling as part of their housing program. Those that are formerly incarcerated may need assistance with reentry. Those with AIDS may find themselves with need for supportive services as well.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Greenville Mental Health, Mental Health America of Greenville County, and the Gateway House offer services to those with mental illness. There are several agencies that assist with recovery from alcohol and substance abuse. These include, Miracle Hill, the Phoenix Center, Serenity Place, and the Triune Mercy Center.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue to work with its development partners to create affordable housing that is accessible for seniors and those that have physical disabilities. The City will also continue to assist, when necessary, the various groups that provide services to those with special needs. Specifically, over the next year, the City will help fund a renovation of the Aston Wilkes Society facility that serves as a residential facility for former offenders. The City will also continue to fund AID Upstate and Upper Savannah Care Services, who collectively provide emergency financial assistance, rent, utilities, mortgage, prescriptions, transportation, and mental health counseling to persons living with HIV/AIDS in Greenville, Anderson, Pickens, and Laurens counties.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to work with its development partners to create affordable housing that is accessible for seniors and those that have physical disabilities. The City will also continue to assist, when necessary, the various groups that provide services to those with special needs. Specifically, over the next year, the City will help fund a renovation of the Aston Wilkes Society facility that serves as a residential facility for former offenders. The City will also continue to fund AID Upstate and Upper Savannah Care Services, who collectively provide emergency financial assistance, rent, utilities, mortgage, prescriptions, transportation, and mental health counseling to persons living with HIV/AIDS in Greenville, Anderson, Pickens, and Laurens counties.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City has been working nearly 40 years on revitalizing downtown. Due to the policies and support of the City and its partnerships with private developers, Greenville's downtown has prospered and is now known nationally as a vibrant walkable place. This success has increased the demand for those with means to live near the downtown area. This has put pressure on the local housing market. There is a legitimate concern from existing residents in the Special Emphasis Neighborhoods near to downtown that some residents may be displaced as property values and rents increase. This upswing in market demand has created an urgency for the work of the City's Community Development division.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The data below evaluates the types of industry that are present within Greenville and the number of jobs that they create. It also looks at the workforce and evaluates their occupation, travel time to work, and educational attainment.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	31	31	0	0	0
Arts, Entertainment, Accommodations	2,151	9,349	13	15	2
Construction	635	2,302	4	4	0
Education and Health Care Services	2,819	8,910	18	14	-4
Finance, Insurance, and Real Estate	1,062	5,825	7	9	2
Information	704	2,993	4	5	1
Manufacturing	2,400	3,395	15	5	-10
Other Services	628	2,698	4	4	0
Professional, Scientific, Management Services	1,814	10,894	11	18	7
Public Administration	0	0	0	0	0
Retail Trade	2,204	10,584	14	17	3
Transportation and Warehousing	565	1,957	4	3	-1
Wholesale Trade	967	2,898	6	5	-1
Total	15,980	61,836	--	--	--

Table 43 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	31,708
Civilian Employed Population 16 years and over	28,518
Unemployment Rate	10.06
Unemployment Rate for Ages 16-24	19.72
Unemployment Rate for Ages 25-65	7.60

Table 44 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	7,971
Farming, fisheries and forestry occupations	1,116
Service	2,772
Sales and office	7,080
Construction, extraction, maintenance and repair	1,447
Production, transportation and material moving	1,542

Table 45 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,873	85%
30-59 Minutes	3,240	12%
60 or More Minutes	692	3%
Total	26,805	100%

Table 46 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,533	462	1,829

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,854	977	1,899
Some college or Associate's degree	5,601	555	1,807
Bachelor's degree or higher	10,777	403	1,815

Table 47 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	192	384	166	450	963
9th to 12th grade, no diploma	757	876	791	1,157	751
High school graduate, GED, or alternative	2,271	2,051	1,933	2,788	1,834
Some college, no degree	3,452	1,822	1,586	2,729	1,050
Associate's degree	218	613	415	802	318
Bachelor's degree	1,328	3,113	1,828	3,094	1,362
Graduate or professional degree	64	1,566	1,101	2,293	776

Table 48 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,409
High school graduate (includes equivalency)	22,354
Some college or Associate's degree	29,036
Bachelor's degree	41,763
Graduate or professional degree	64,225

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As the Business Activity table indicates, the major employment sectors within the City of Greenville include Professional, Scientific, and Management Services as well as Retail Trade, with an 18% and 17%

share of jobs respectively. These account for 10,894 and 10,584 jobs, respectively. Arts, Entertainment, and Accommodations is a significant employment sector with 9,349 jobs, representing a 15% share of jobs within the City of Greenville. Education and Health Care Services is also major employment sector, representing a 14% share, or 8,910 total jobs.

Describe the workforce and infrastructure needs of the business community:

The business community is expanding within Greenville. As the economy improves, many small businesses are being established. Companies from outside the area, recognizing the high quality of life, have established locations within the Greenville. These businesses seek skilled employees that have access to transportation to get to work.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Clemson University International Center for Automotive Research has been a big draw for other companies to establish themselves in this previously undeveloped portion of the City. Likewise, the Inland Port in Greer and the South Carolina Technology and Aviation Center have attracted industry and manufacturing employment to the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The loss of the textile industry jobs and the conversion from manufacturing to service jobs was a tough transition for the Upstate of South Carolina. In many cases, the service jobs were lower paying and not as consistent as the manufacturing jobs that came before them. As the area begins to see a rise in manufacturing, many of the residents do not have the skills for this high tech engineering and manufacturing. Also, as many of these larger manufacturing jobs are located out in suburban areas of the region, there is very poor (if any) transit connection to these areas of employment. This lack of connection to these employment areas can be a big obstacle for residents with limited access to a private vehicle.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City has been working to better connect residents with the career and workforce services available locally. This effort began with the creation of a resource list of these providers that was completed early in 2015, and is now distributed to residents via regular neighborhood meeting and the City website. The

Consolidated Plan Update provided the opportunity to convene these providers, and learn more about their need to be better connected with each other and with residents. In response, the City convened a public Workforce Resource Fair in May that brought 17 organizations, several special emphasis neighborhood associations, and the public together in one location for a total attendance of 60 people. The diversity of organizations participating addressed a variety of workforce development barriers, including: childcare, transportation, training (from GED to university degrees), financial literacy, legal assistance, and programs for youth and seniors interested in employment.

While the attendance was light, the workforce providers indicated in a follow-up survey an interest in another similar event on a weekend this coming fall. The event met or exceeded expectations for meeting organization goals (88%) and networking (100%), with the only suggestions for improvement focusing on increasing event publicity to attract more public attendees (82%). To help with this, the providers offered to post event flyers at their offices (100%), distribute flyers at their meetings/events (100%), publicize the event through their website/email and social media (73% and 60%), and via word-of-mouth (100%). They think the City should create the flyers and organize the event (80%), publicize the event on TV or in the news (100%), and attract more vendors (70%). As a result of this event, several attending organizations are now planning a partnership to hold a “Hispanic Smart Money Saturday” at the local public library.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The areas of emphasis for regional economic development are (1) Clusters, Target Industries and Innovation Capacities, (2) Workforce Development, (3) Infrastructure, (4) Available Sites and Buildings, (5) Entrepreneurship, (6) Access to Capital, and (7) Local Asset-Based Economic Development. The Consolidate Plan sets a goal of connecting residents with workforce development and training so that they can take advantage of the new targeted industries that are locating in the region. Community Development works to improve infrastructure within our neighborhood and is involved in property acquisition, some of which could be used for commercial uses or mixed use. The City's support of the microloan program will help encourage entrepreneurship and provide some access to capital. By improving neighborhoods, the City is increasing local assets and encouraging economic development.

Discussion

The area's economy is much improved, but not all residents are feeling the success felt by others. Many residents, without the proper training and access to reliable transportation, are unable to take advantage of these new employers. Many workforce resources are available to the community and the Community Development division seeks to connect residents with this information in an effort to improve the job readiness of the community.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The housing problem of biggest concern within the City of Greenville is the housing cost burden. Many families within the City are paying more than 30% of their income on housing costs. The Housing Cost Burden map below clearly shows that there are concentrated areas within the City where over 50% of residents are utilizing a high percentage of their income on housing costs. These areas include the west side of the City, an area to the south known as Pleasant Valley, and some other areas of the City that correspond with the City's Special Emphasis Neighborhoods (defined in the Geographic Priorities section).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Both the Concentration of African American Residents map and the Concentration of Poverty Rate map show that there is a clear concentration of African Americans and families below the poverty rate in areas defined by the City as Special Emphasis Neighborhoods. These neighborhoods also correlate with the concentrations of extremely low, low, and moderate income households within the City.

What are the characteristics of the market in these areas/neighborhoods?

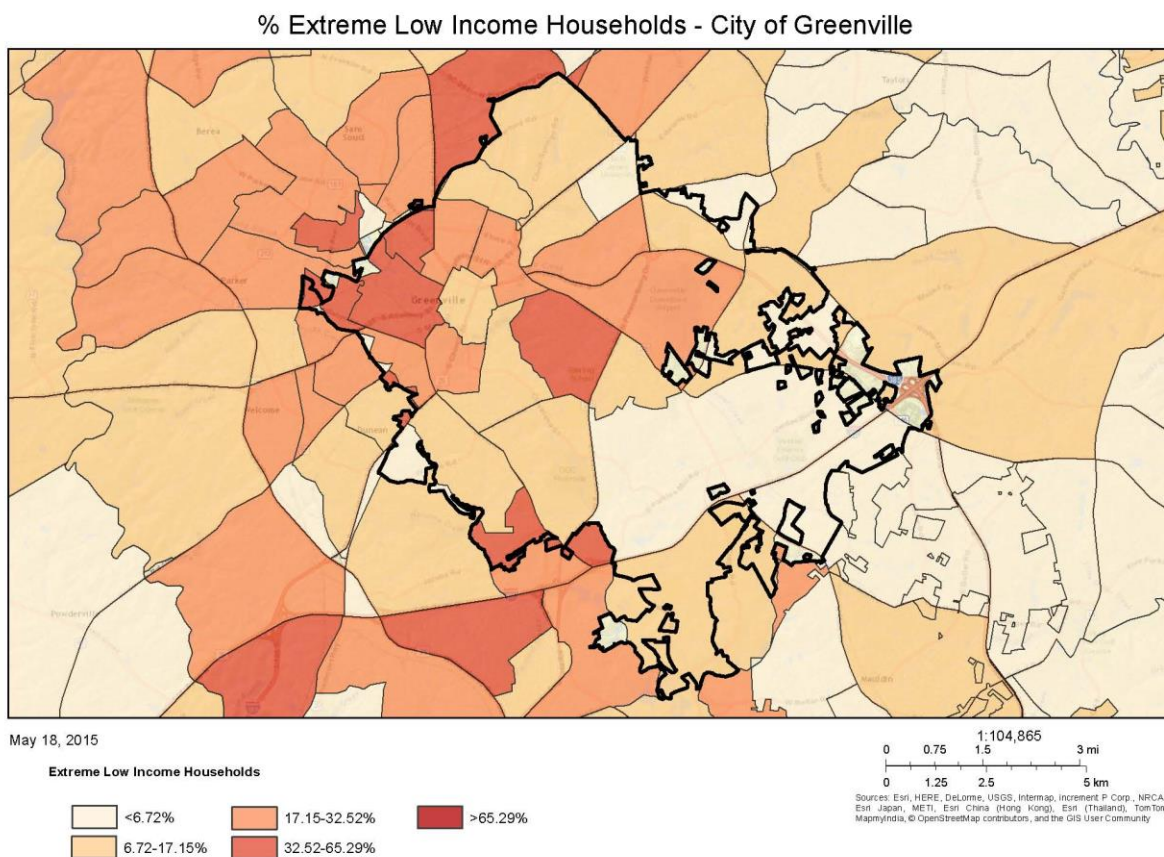
The housing market within these neighborhoods has historically been slow and allowed for a substantial level of affordable housing. The neighborhoods around downtown have maintained a high level of rental properties, whereas other neighborhoods such as Nicholtown and Pleasant Valley have maintained a high level of affordable homeowner properties. However, these markets are being affected by the changing and invigorated market found in the rest of the City, so many of the traditionally lower rent and lower priced housing units may be redeveloped and/or become less affordable.

Are there any community assets in these areas/neighborhoods?

There are many community assets in these areas, including previous community development activity, a focus from other community development partners, and community centers and parks. The City's Community Development division has focused resources within the Special Emphasis Neighborhoods consistently and there are many affordable housing developments, properties that have been cleared of blight, and properties landbanked by the City. Likewise, the City has helped strengthen several various non-profits and community development corporations that are committed to making a difference within these neighborhoods. Many of the neighborhoods also have access to a community center, park, or trail that provide recreation space for the community.

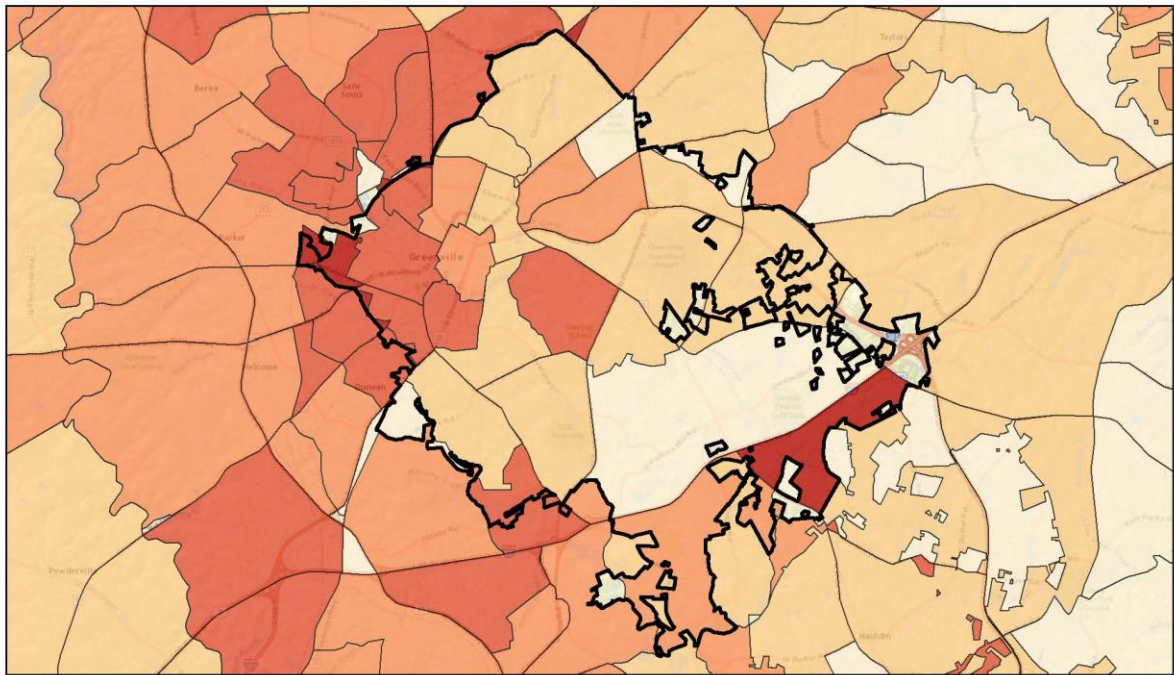
Are there other strategic opportunities in any of these areas?

There are portions of these neighborhoods that are seeing substantial property value increases. This can be beneficial to a property owner as their investment in their home may one day see a greater return, but it can also lead to a decline in the numbers of properties that are available for those with low to moderate income. As there are still many properties that are affordable within these communities, it would be beneficial for the City to acquire properties and land bank them, so that there are still opportunities to develop affordable housing and other neighborhood amenities into the future.



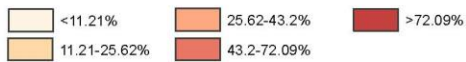
% Extreme Low Income Households

% Low Income Households - City of Greenville



May 18, 2015

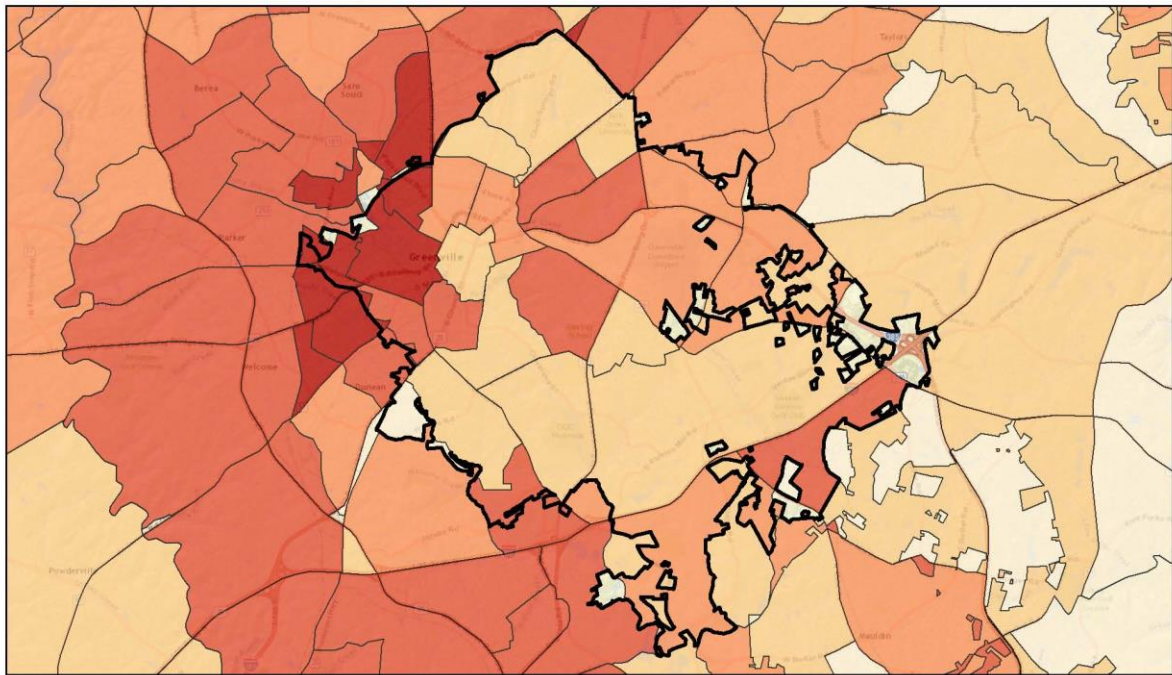
Low Income Households



1:104,865
0 0.75 1.5 3 mi
0 1.25 2.5 5 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

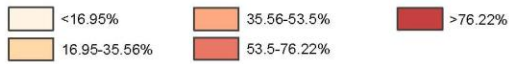
% Low Income Households

% Moderate Income Households - City of Greenville



May 18, 2015

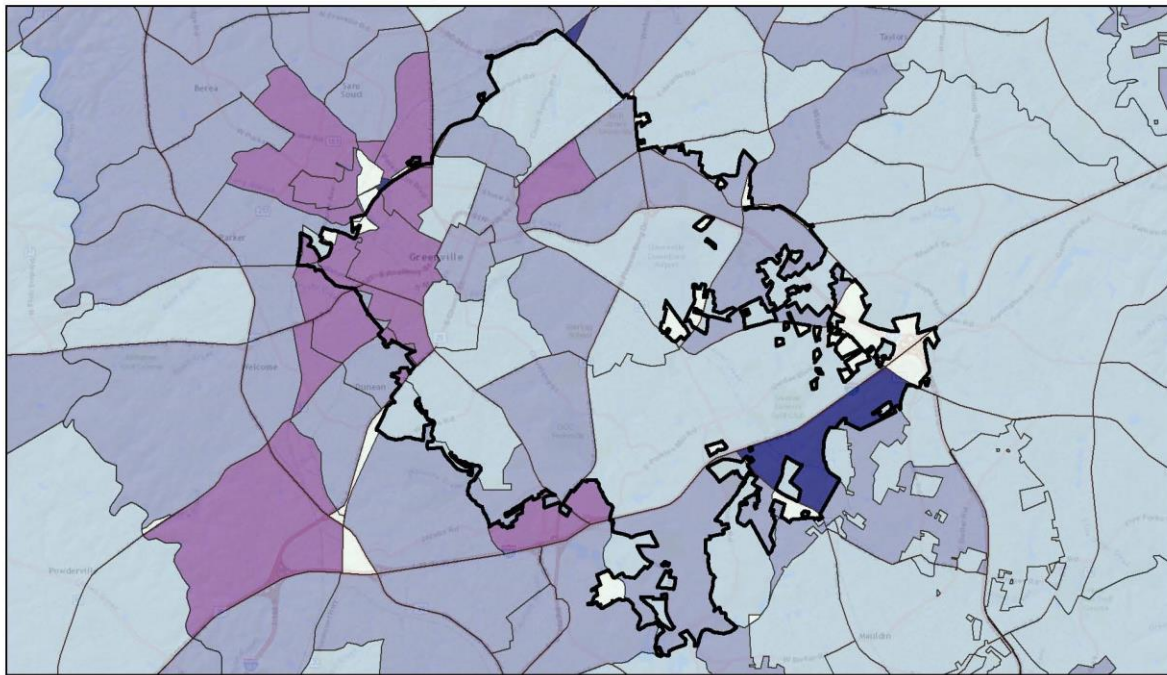
Moderate Income Households



0 0.75 1.5 3 mi
0 1.25 2.5 5 km
1:104,865
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

% Moderate Income Households

Housing Cost Burden - City of Greenville



Housing Cost Burden

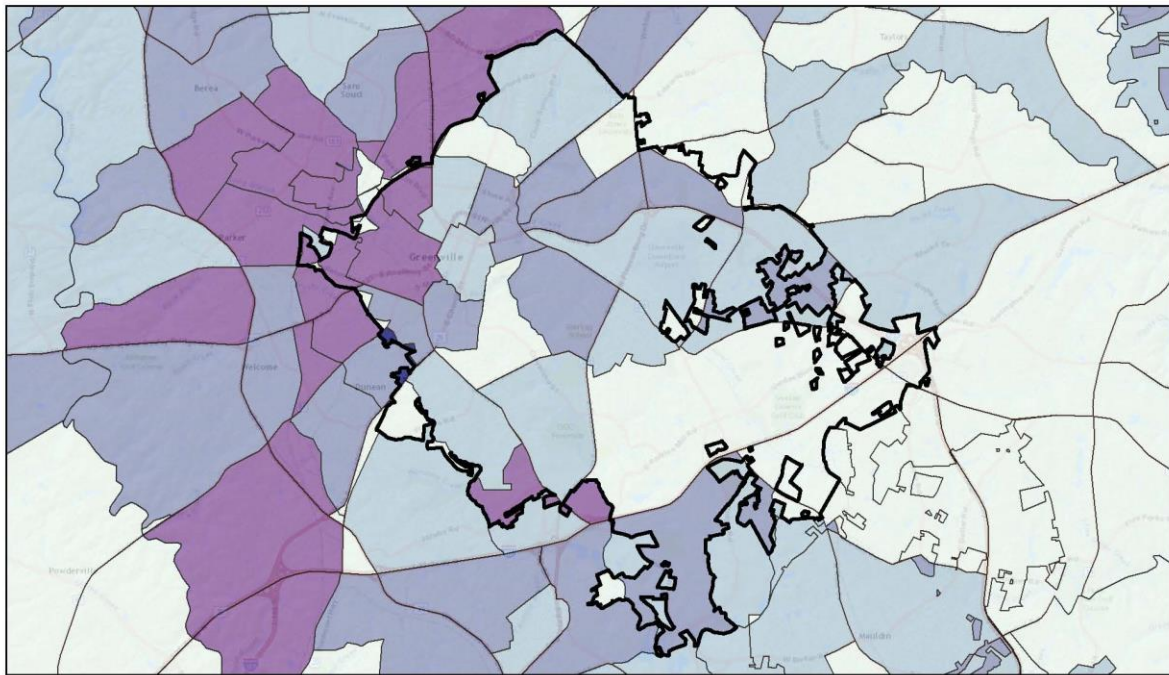


0 0.75 1.5 3 mi
0 1.25 2.5 5 km
1:104,865
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Housing Cost Burden

Poverty Rate - City of Greenville

May 18, 2015



Poverty Rate

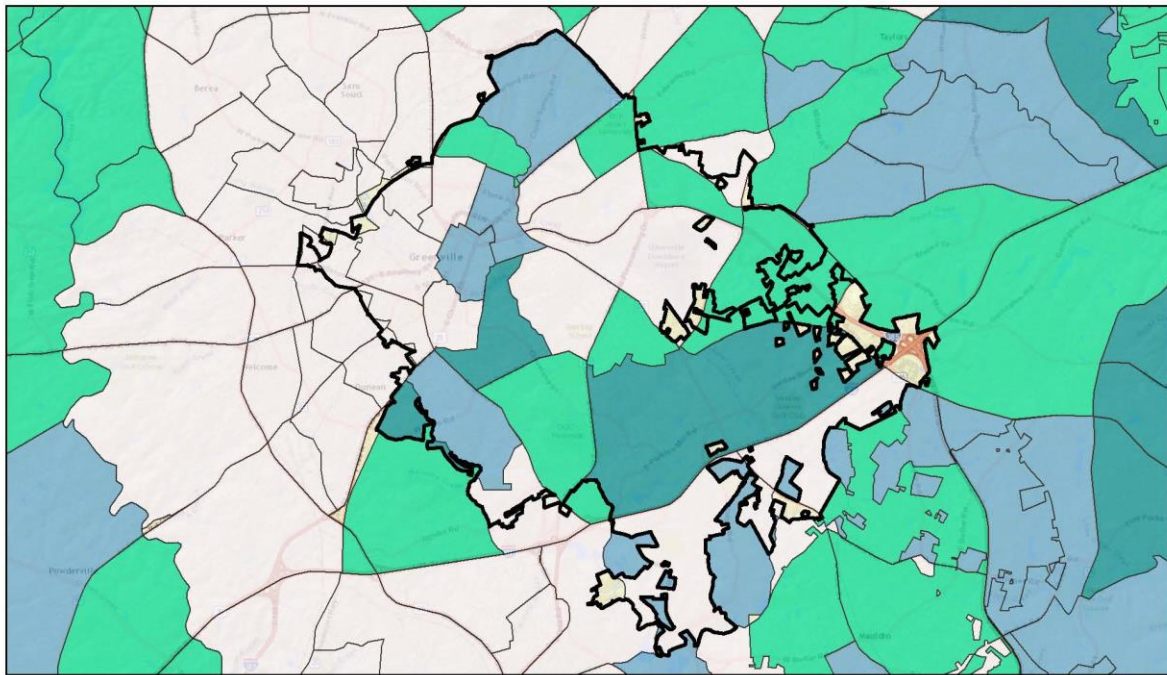


1:104,865
0 0.75 1.5 3 mi
0 1.25 2.5 5 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Poverty Rate

Median Household Income - City of Greenville

May 18, 2015



Median Household Income



0 0.75 1.5 3 mi
0 1.25 2.5 5 km
1:104,865
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, and the GIS User Community

Median Household Income

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The needs assessment pointed to a few key needs within areas of the community. The largest housing issue for residents of the City, is their housing cost burden, with many low income residents paying more than 30% of their income on housing costs. As the housing market continues to improve, it may become more difficult for low to moderate income residents to find housing that they can afford. Housing rehabilitation is one way to improve the existing housing stock. Creation of additional affordable housing and neighborhood improvements can also help stabilize the neighborhood. As the economy improves, new employers are establishing themselves in the area, but some residents may not have the necessary skills or reliable transportation to gain access to those jobs. Connecting residents to workforce resources and better transportation can expand their economic opportunities.

Consultation with the public and agency partners showed the need for affordable housing within the City of Greenville. In particular, they supported the continuation of the Homeowner Rehab program, construction for homeownership and rental units, housing for seniors, and housing counseling. Other ideas for housing included initiating programs or policies to repair rental housing, encouraging a community of all ages, and housing for veterans. The public also felt that creating a suitable living environment was also an important role for community development. Most survey respondents felt that community policing and crime prevention were extremely important along with improving streetscape, transit, infrastructure, and walkability. Other ideas included programs for youths and seniors, creation of neighborhood signage, and utilization of open space within the community. The public recognized that economic development is also a component to revitalizing the City's neighborhoods and felt that access to transportation and job training as well as small business creation and jobs located near the community were all important goals for community development. Other ideas involved the need for a grocery store in or near many of our neighborhoods and support for personal finance education.

The strategic plan was developed taking the needs assessment and the public consultation into consideration. The input helped to create priority needs, goals, strategies, and benchmarks to help guide community development over the next five years.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 50 - Geographic Priority Areas

1	Area Name:	Special Emphasis Neighborhoods
	Area Type:	All Target Areas Citywide
	Other Target Area Description:	All Target Areas Citywide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Greenville, Anderson, and Pickens counties.
	Area Type:	Regional - HOPWA
	Other Target Area Description:	Regional - HOPWA
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Laurens county
	Area Type:	Regional - HOPWA
	Other Target Area Description:	Regional - HOPWA
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Greenville's Community Development division offers services to approximately 13 Special Emphasis Neighborhoods. The participating neighborhoods include Green Avenue, Greater Sullivan, Sterling, Southernside, West Greenville, Greenline-Spartanburg, Nicholtown, Viola, Haynie-Sirrine, Payne-Logan (West End), Arcadia Hills, Brutontown, and Pleasant Valley. Special Emphasis Neighborhoods are neighborhoods designated by the Community Development Division based on Census data or other socio-economic indicators. Two of the neighborhoods, (Green Avenue and Viola Street) were designated as Neighborhood Revitalization Strategy Areas in September 1996 by the U. S. Department of Housing and Urban Development. The Community Development Division's programs and services are made available to these areas to promote revitalization and redevelopment. The Special Emphasis Neighborhood Map illustrates the location of these areas.

The majority of the residents in our Special Emphasis Neighborhoods are low and moderate income families. Furthermore, the housing stock and infrastructure in the neighborhoods is aged, antiquated, deteriorated and substandard. The CDBG and HOME program funds assist in the improvement of the neighborhoods and leveraged with other funds to improve roads, sidewalks, curbs, utility systems and housing units. The funds assist residential developers to create modernized, rehabilitated, or new construction of affordable rental and homeownership units in our neighborhoods.

According to the 2010 Census data, the population in the Special Emphasis Neighborhoods is predominately African American, whereas the City itself is 64 percent white. The median household income for the City is \$33,187 compared to less than \$23,000 for the Special Emphasis Neighborhoods. The unemployment rate is 6.1% for the City, but varies from 9% to 41% within the different special emphasis neighborhoods. The neighborhoods currently suffer from aged and antiquated housing stock. Approximately 13% of the housing units in the City are vacant, with the majority of those located in the special emphasis neighborhoods. Renters outnumber homeowners; over half of the homes are renter-occupied and only one quarter is actually owned by residents of the community. Community Development's goal is to revitalize the neighborhoods, while creating and supporting an appropriate mix of rental and homeownership options.

The revitalization of the Viola Neighborhood was completed in 2008 and the development of Arcadia Hills was completed in 2003. The City focuses less resources on these two neighborhoods but is still active in insuring the neighborhoods remain vibrant.

The City focuses its HOPWA funds regionally with the allocation for AID Upstate serving Greenville, Anderson, and Pickens counties, and the allocation for Upper Savannah Care Services serving Laurens county.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Decent, Safe, and Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	All Target Areas Citywide

	Associated Goals	Rehab assistance for owner occupied housing Rehab assistance for rental housing Acquire property for revitalization Produce affordable rental and homeownership units Energy-efficiency & sustainable building practices Support housing and services for special needs End chronic homelessness Planning, education activities, and advocacy
	Description	The City of Greenville is committed to expanding opportunities for decent, safe, and affordable housing. The general focus will be on serving individuals with low to moderate income. As opportunities to partner with other organizations present themselves, the ensuing projects may focus on any number of special needs populations including the homeless or on providing workforce housing for those with middle incomes.
	Basis for Relative Priority	It is fundamentally important that we seek opportunities to provide affordable housing within the City of Greenville. Affordable housing can help ensure that existing residents can continue to reside in their neighborhoods as they are revitalized. Affordable housing also helps those in the workforce earning lower incomes to reside near their place of employment or within access to transit that can transport them to their workplace. Balancing revitalization with affordable housing options and creating opportunities for workers to live near their place of employment or other services is an important opportunity for the City to maintain diversity and promote equity within our community.
2	Priority Need Name	A Suitable Living Environment
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	All Target Areas Citywide

	Associated Goals	Address neighborhood infrastructure needs Safety and crime prevention within neighborhoods Code enforcement & demolition of blighted property Support the After School Tutorial Initiative Continue to support and advocate for Fair Housing Develop and enhance recreational opportunities
	Description	The City of Greenville seeks to create a suitable living environment for our low-to-moderate income citizens. As we work to expand affordable housing in our special emphasis neighborhoods, we need to make sure our communities have the infrastructure, support, safety, and recreation opportunities to be successful.
	Basis for Relative Priority	It is important to strengthen our special emphasis neighborhoods as we seek to provide affordable housing in those areas. The special emphasis neighborhoods have concentrations of low to moderate income residents and poverty.
3	Priority Need Name	Expanded Economic Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	All Target Areas Citywide
	Associated Goals	Employment training and job readiness programs Creation and retention of businesses Ensure residents have transportation options Support healthy communities Support for neighborhood residents
	Description	The City of Greenville realizes the importance of expanding economic opportunities and improving access to employment.
	Basis for Relative Priority	The special emphasis neighborhoods have high concentrations of low income residents and tend to have higher unemployment rates than the rest of the City. While working in these neighborhoods, it is critical that we make connections between those that are providing workforce training with those in need of learning new skills. Likewise, we want to work with other departments at the City and other partners to provide functional transportation options, support for healthy communities, and support for leadership within the community.

Narrative (Optional)

The Consolidated Plan has evaluated the available resources, institutional structure, government coordination, public housing, housing for special needs populations, and shelter and housing for the homeless populations. Furthermore, the plan has evaluated the findings of other studies focused on community development, such as the Citywide Housing Study, the Affordable Housing Study, and the recommendations of the Neighborhood Vibrancy Taskforce along with the needs and concerns established throughout the public participation process. Through this evaluation, a set of priority needs and goals has been created to guide the use of community development funds throughout the next five years.

Priority Needs

The goals, strategies, and benchmarks for the allocation and implementation of Community Development projects are based on three high priority needs, to provide:

- **decent, safe, and affordable housing;**
- **a suitable living environment; and**
- **expanded economic opportunities.**

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Not typically funded by the City
TBRA for Non-Homeless Special Needs	Not typically funded by the City
New Unit Production	Property and Construction cost increases could limit the number of new units produced.
Rehabilitation	Not typically affected by market forces.
Acquisition, including preservation	Property cost increases could limit the number of properties acquired.

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City will receive \$760,603 in CDBG, \$200,860 in HOME, and \$362,731 in HOPWA funding for the 2015-2016 fiscal year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	760,603	0	0	760,603	3,042,412	Community Development Block Grant
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	200,860	0	0	200,860	803,440	HOME Investment Partnership

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	362,731	0	0	362,731	1,450,924	Housing Opportunities for Persons with AIDS
Other	private	Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Permanent housing in facilities Permanent housing placement	311,650	0	0	311,650	1,000,000	HOME Match from Foundation and Private funding sources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Economic Development Public Improvements	250,000	0	0	250,000	750,000	City Capital Improvement Plan funds used to support community development projects.

Table 53 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will utilize its HOME funds to leverage \$311,650 in private dollars as HOME Match in developing a new home and renovating a facility serving those with special needs. The City anticipates that it will continue to use HOME funds to leverage private dollars over the subsequent four years in an approximate amount of \$1 million.

The City also expects to expend \$250,000 appropriated as part of the City's Capital Improvement Program on streetscape and road improvements that support community development activities within the special emphasis neighborhoods. Going forward, the City expects to expend another \$750,000 in Capital Improvement funds in support of Community Development activities.

The CDBG funds utilized to support public service activities, will leverage approximately \$706,499 in other federal funds, \$411,480 in state and local funds, and \$143,775 in foundation / private funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns many properties and is actively pursuing more acquisition within the City's Special Emphasis Neighborhoods. These properties will be used to leverage future affordable housing projects or other community supportive uses.

Discussion

The City, through partnerships and other local funding, is able to leverage its CDBG, HOME, and HOPWA funds to increase the impact of these funds throughout the community.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Works Carolina		Economic Development Non-homeless special needs Ownership Planning Rental public services	Region
United Way of Greenville County, Inc.	Non-profit organizations	Economic Development Non-homeless special needs Planning public services	Region
GREENVILLE COUNTY HUMAN RELATIONS COMMISSION	Departments and agencies	Economic Development Non-homeless special needs Ownership Planning Rental public services	Jurisdiction
SUNBELT HUMAN ADVANCEMENT RESOURCES, INC. (SHARE)	Non-profit organizations	Economic Development Non-homeless special needs public services	Region
Goodwill Industries of Upstate/Midlands	Non-profit organizations	Economic Development Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AID Upstate	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Ownership Rental public services	Region
Upper Savannah Care Services	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Ownership Rental public services	Region
United Housing Connections	Continuum of care	Homelessness Ownership Planning Rental	Region
GENESIS HOMES	Non-profit organizations	Ownership Rental	Jurisdiction
Alston Wilkes Society	Non-profit organizations	Non-homeless special needs Rental public services	State
ALLEN TEMPLE CEDC	Non-profit organizations	Ownership Rental	Jurisdiction
HOMES OF HOPE	CHDO	Ownership Rental	Region
HABITAT FOR HUMANITY OF GREENVILLE COUNTY		Ownership	Jurisdiction

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City has worked to develop relationships with many service providers, non-profits, and other entities to do community development throughout the City, with a focus on our Special Emphasis Neighborhoods.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City has a good cluster of service providers who focus on serving the homeless population. It is difficult to ascertain how many people with HIV are accessing mainstream services, but clearly there are services in place focused on serving that population.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Overall the services provided for the homeless and those with special needs are superior to those in place across the state. There is still a need for a better transportation system and more dialogue addressing the needs of the homeless and those with mental illness in our community.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Community Development works closely with the Greenville Transit Authority in working to secure more funding for transit options throughout the City. The City is also supportive of those that work to coordinate more resources for those individuals experiencing homelessness.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehab assistance for owner occupied housing	2015	2019	Affordable Housing	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$450,000 HOME: \$653,870	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Rehab assistance for rental housing	2015	2019	Affordable Housing	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	HOME: \$30,000 Foundation/Private: \$163,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Rental units rehabilitated: 10 Household Housing Unit
3	Acquire property for revitalization	2015	2019	Affordable Housing Non-Housing Community Development	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$666,560	Other: 30 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Produce affordable rental and homeownership units	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$75,000 HOME: \$310,430 Foundation/Private: \$148,650	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted Rental units constructed: 20 Household Housing Unit Homeowner Housing Added: 20 Household Housing Unit
5	Energy-efficiency & sustainable building practices	2015	2019	Affordable Housing	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	HOME: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
6	Support housing and services for special needs	2015	2019	Affordable Housing Non-Homeless Special Needs	Greenville, Anderson, and Pickens counties. Laurens county	Decent, Safe, and Affordable Housing	HOPWA: \$1,813,655	Tenant-based rental assistance / Rapid Rehousing: 65 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	End chronic homelessness	2015	2019	Affordable Housing Homeless	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	HOME: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
8	Planning, education activities, and advocacy	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$568,195	Other: 5 Other
9	Address neighborhood infrastructure needs	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	City CIP: \$1,000,000	Other: 1000000 Other
10	Safety and crime prevention within neighborhoods	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$568,195	Other: 5 Other
11	Code enforcement & demolition of blighted property	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$165,220	Buildings Demolished: 30 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Support the After School Tutorial Initiative	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 875 Persons Assisted
13	Continue to support and advocate for Fair Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted
14	Develop and enhance recreational opportunities	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$253,500	Other: 5 Other
15	Employment training and job readiness programs	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$224,245	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
16	Creation and retention of businesses	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$75,000	Jobs created/retained: 15 Jobs Businesses assisted: 15 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Ensure residents have transportation options	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$253,500	Other: 5 Other
18	Support healthy communities	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$253,600	Other: 5 Other
19	Support for neighborhood residents	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$100,000	Other: 35 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Rehab assistance for owner occupied housing
	Goal Description	<p>Provide rehabilitation assistance for owner occupied housing.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to support the City's Community Improvement Program, Emergency Rehabilitation, and Paint the Town Programs. • Continue current partnerships with Greenville Baptist Association, ReWiGo, and Operation In As Much. • Work closely with contractors and nonprofit housing producers to further rehabilitation objectives. • Fully utilize community development non-profit partnerships to apply for grants and other funds to increase rehabilitation projects. • Mitigate lead-based paint when necessary. <p><i><u>Benchmark:</u> Rehabilitate 100 owner-occupied homes through the City's rehabilitation programs and in partnership with Greenville Baptist Association, ReWiGo, and Operation In As Much.</i></p>

2	Goal Name	Rehab assistance for rental housing
	Goal Description	<p>Provide rehabilitation assistance for rental housing.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Support the CommunityWorks-City of Greenville Landlord Assistance Program, a business development program to support landlords with rehab of housing units eligible for Section 8 housing vouchers within the city limits. • Evaluate the success of the CommunityWorks Carolina program and determine if a revised City Rental Rehabilitation program is necessary. • Work with landlords, the City's Building and Zoning Department, and property owners to bring property up to code. • Advocate for stronger code enforcement in accordance with the International Property Maintenance Code. • Rehabilitate public facilities that serve low to moderate income residents. <p><u>Benchmark:</u> Ten rental properties will be rehabbed during the next five years.</p> <p><u>Benchmark:</u> Rehabilitate public facilities that serve 50 households.</p>

3	Goal Name	Acquire property for revitalization
	Goal Description	<p>Acquire property and substandard housing for revitalization.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Utilize neighborhood master plans to identify properties for acquisition. • Acquire property when necessary to maximize revitalization impact and to demolish dilapidated housing. • Work with the City's Legal department to clear up titles to assist in acquisition. • In cases where property is occupied, work with occupant to reach an appropriate relocation agreement. • Develop a disposition policy that streamlines redevelopment process and provides developer access to available properties. <p><i><u>Benchmark:</u> Community Development will seek to acquire 30 properties over the next five years utilizing CDBG and HOME funds.</i></p> <p><i><u>Benchmark:</u> Community Development will manage \$2.1 million in Neighborhood Initiative Program funding from SC Housing to acquire and clear 62 properties.</i></p>

4	Goal Name	Produce affordable rental and homeownership units
	Goal Description	<p>Produce affordable rental and homeownership units.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Fully utilize State housing programs, HOME, and CDBG resources to leverage local resources and increase capacity. • Encourage the City's CHDOs and other partner developers to access foundation, Housing Trust Fund, and other state and federal funds to construct units. • Provide technical assistance to both non- and for-profit developers and builders and foster partnerships and collaborations. • Increase minority homeownership. • Provide second mortgage, down payment assistance, and closing costs for low-income and first time homebuyers. • Market affordable housing developments through brochures; presentations to City employees, neighborhood associations, and other persons; and utilizing the City's television channel and website. • Continue to support KEY, the City's Comprehensive Housing Program. <p><i><u>Benchmark:</u> Community Development proposes to develop 20 new homeowner opportunities through its housing partnerships over the next five years.</i></p> <p><i><u>Benchmark:</u> Community Development proposes to develop 20 new affordable rental units through its housing partnerships over the next five years.</i></p> <p><i><u>Benchmark:</u> A component of homeownership is the KEY Program, a comprehensive housing counseling program in partnership with the Greenville County Human Relations Commission. The program will serve 300 people over the next five years.</i></p>

5	Goal Name	Energy-efficiency & sustainable building practices
	Goal Description	<p>Promote energy-efficiency and sustainable building practices in rehabilitations and new construction.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Require Energy Star appliances for rehabs and new construction. • Utilize water efficient fixtures to conserve water. • Encourage green building practices, including the use of sustainable materials. • Ensure that homes are properly insulated and sealed to prevent drafts and heating/cooling losses. • Work with Upstate Forever, Furman University, EPA, and other organizations to explore opportunities for making homes more energy efficient. <p><i><u>Benchmark:</u> In coordination with our housing partners, all new construction homes will be energy star compliant.</i></p>
6	Goal Name	Support housing and services for special needs
	Goal Description	<p>Support housing and services for individuals and families with special needs.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Support services for frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, persons with HIV/AIDS, persons with alcohol or drug addictions. • Pursue special needs funding to adequately accommodate the population's needs while funding current services offered. • Develop partnerships with organizations serving persons with special needs. • Complete modifications to existing units to make them handicap accessible. • Identify special needs scattered housing sites for seniors, disabled persons, and persons living with HIV/AIDS. • Advocate and support incentives for special needs housing as part of a larger development. <p><i><u>Benchmark:</u> Support AID Upstate and Upper Savannah Care Services with HOPWA funds, providing 65 households with rental assistance and supporting the provision of services, assistance, and short term mortgage assistance to individuals and families with HIV/AIDS.</i></p>

7	Goal Name	End chronic homelessness
	Goal Description	<p>End chronic homelessness</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Establish a seamless, integrated housing and service delivery system to prevent homelessness. • Ensure all Greenville County homeless residents have access to supportive services needed to achieve self-sufficiency. • Establish a strong continuum of affordable housing options. • Develop a comprehensive and on-going data collection and analysis system. • Access various funding strategies to end homelessness.
8	Goal Name	Planning, education activities, and advocacy
	Goal Description	<p>Engage in planning, education activities, and advocacy.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to pursue the creation of Master Plans and/or Design Guidelines for the City's special emphasis neighborhoods. • Ensure proper maintenance of housing through education programs for homeowners, tenants, and landlords. • Provide Home Seller education to ensure residents are equipped to handle negotiations with potential buyers. • Advocate for affordable housing and reduce NIMBY (not in my back yard) sentiments by educating the public on the housing needs within the City. • Utilize the completed Citywide Housing Study and the Affordable Housing Study along with the recommendations of the Neighborhood Vibrancy Taskforce to implement new policies, programs, and support efforts to promote affordable housing in the City.

9	Goal Name	Address neighborhood infrastructure needs
	Goal Description	<p>Address neighborhood infrastructure needs.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Coordinate with Public Works, Engineering and Traffic Engineering to replace and repair streets, sewer and water lines, and sidewalks. • Work with Environmental Engineers to ensure stormwater infrastructure is in place to prevent flooding and runoff into local waterways. • Continue to apply for C-funds from the County, and use sewer rehabilitation funds and CIP (Capital Improvement Program) funds for infrastructure work. • Work with Public Works and Parks and Recreation department to complete streetscape improvements in the special emphasis neighborhoods. <p><i><u>Benchmark:</u> Approximately one million dollars will be utilized over the next five (5) years to improve infrastructure within the Special Emphasis Neighborhoods.</i></p>
10	Goal Name	Safety and crime prevention within neighborhoods
	Goal Description	<p>Support safety and crime prevention within neighborhoods.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to coordinate with the Police Department to address crime in the special emphasis neighborhoods. • Facilitate cooperation between the Police Department and residents. • Support use of Crime Prevention Through Environmental Design (CPTED) principles in the design of new residential units, parks, playgrounds, and athletic fields. • Continue to redevelop or demolish vacant properties that can be used for criminal activities. <p><i><u>Benchmark:</u> Monitor police reported crime in special emphasis neighborhoods and show crime reduction by the end of five year period.</i></p>

11	Goal Name	Code enforcement & demolition of blighted property
	Goal Description	<p>Support code enforcement and demolition of blighted properties.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Demolish dilapidated and unsafe property that fails to meet adequate building codes. • Continue to work with Building and Codes department to assist in their review and enforcement of building codes within the special emphasis neighborhoods. • Seek to educate property owners on the requirements for building upkeep and maintenance. <p><i><u>Benchmark:</u> The City will seek to demolish approximately 30 blighted units over the next five year period.</i></p>
12	Goal Name	Support the After School Tutorial Initiative
	Goal Description	<p>Support the After School Tutorial Initiative.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to nurture local partnerships to further enhance the academic performance of students through various youth services grants. • Monitor for quality delivery of services through outcome-based funding. <p><i><u>Benchmark:</u> An estimated 175 children will be served each year.</i></p>
13	Goal Name	Continue to support and advocate for Fair Housing
	Goal Description	<p>Continue to support and advocate for Fair Housing.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Work with the Greenville Human Relations Commission and Greenville County Redevelopment Authority to update the 2012 Analysis of Impediments to Fair and Affordable Housing and create fair housing strategies. • Develop Fair Housing education program to provide information on the Fair housing Act. <p><i><u>Benchmark:</u> The Community Development division will contract with the Human Relations Commission to monitor and advocate for fair housing activities. 180 persons will receive assistance from the Human Relations Commission each year.</i></p>

14	Goal Name	Develop and enhance recreational opportunities
	Goal Description	<p>Develop and enhance recreational opportunities.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Support community centers and ensure they play an active role within the special emphasis neighborhoods. • Encourage the expansion of programs to include activities for teens. • Work with Parks and Recreation department to implement recommendations described in the AYCE (Authentic Youth Civic Engagement) initiative. • Maintain the City's parks and existing recreational facilities located in the City's special emphasis neighborhoods. • Create passive parks and green spaces according to neighborhood master plans. • Utilize City properties for parks, playgrounds, or green space while long-term redevelopment strategies are developed. <p><i><u>Benchmark:</u> Work with Special Emphasis Neighborhoods to continue expanding community gardening concept.</i></p>
15	Goal Name	Employment training and job readiness programs
	Goal Description	<p>Provide employment training and job readiness programs.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to work with SHARE's LADDER program and/or the Goodwill Job Training and Employment program to provide opportunities for job training and placement. • Support expansion of job training to provide long-term specialized training for residents with a criminal record, who may have difficulties finding jobs through current program. • Promote Section 3 Program in an effort to encourage contractors to hire residents from our special emphasis neighborhoods. <p><i><u>Benchmark:</u> Approximately 30 individuals per year will be served under either the LADDER Program and/or the Goodwill Job Training and Employment program.</i></p>

16	Goal Name	Creation and retention of businesses
	Goal Description	<p>Provide employment through the creation and retention of businesses.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Encourage the creation of start-up locations for local entrepreneurship and small businesses. • Support neighborhood commercial development in corridors near the special emphasis neighborhoods. • Extend existing Economic Development Initiatives (e.g., Business License Abatement and Facade Improvement Programs) to corridors near the special emphasis neighborhoods. • Support neighborhood commercial and avoid conflicts with commercial development by working with City Planning and Zoning to rezone some corridors near special emphasis neighborhoods as RDV. <p><i><u>Benchmark:</u> Provide assistance to approximately three (3) small businesses and create /retain three (3) jobs through the Greenville Housing Fund's Microloan Program.</i></p>
17	Goal Name	Ensure residents have transportation options
	Goal Description	<p>Ensure residents have transportation options</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Advocate for adequate bus service for low and moderate income residents and lend support to Greenville Transit Authority. • Ensure there are adequate bus stops and shelters within the special emphasis neighborhoods. • Support efforts for paratransit or transportation on-demand for elderly and special needs populations. • Increase sidewalks and bike lanes throughout the community to provide alternative transportation options and create connections between different transportation modes. • Sustain transit system by encouraging compact and infill development.

18	Goal Name	Support healthy communities
	Goal Description	<p>Support healthy communities. Strategies:</p> <ul style="list-style-type: none"> • Encourage community gardens that allow residents to grow fresh produce. • Support local farmer's markets as they provide a source for healthy fruits and vegetables to the community • Encourage walking and bicycling by creating complete streets with sidewalks and bicycle lanes. • Encourage mixed use development that will create economic opportunities and destinations for nearby residents.
19	Goal Name	Support for neighborhood residents
	Goal Description	<p>Support for neighborhood residents. Strategies:</p> <ul style="list-style-type: none"> • Support mentoring activities for area youth and young adults. • Support drug and alcohol treatment for the community. • Support child care and/or babysitting programs for area residents. • Continue to support the United Way VITA program to encourage eligible citizens to file tax returns and receive the Earned Income Tax Credit and Child Care Tax Credit. • Coordinate with Greenville Dreams to continue to develop the capacity of neighborhood associations and neighborhood leadership. • Continue to support the Grant Assistance Program (GAP) to allow neighborhood associations to apply for small grants to implement revitalization projects. <p><i><u>Benchmark:</u> Approximately 7 Grant Assistance Program (GAP) grants will be given to support neighborhood association projects within the Special Emphasis Neighborhoods.</i></p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Approximately 20 rental units and 20 Homeownership units will be completed, over the five year timeframe, for low to moderate income residents.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

The City will work with the Greenville Housing Authority in supporting the goals established in their 5-Year Agency Plan, including:

RESIDENT STRATEGIES: Assist residents in gaining access to education, employment opportunities and homeownership opportunities.

1. Maintain Arcadia and other identified communities as stabilized homeownership communities.
2. Expand homeownership opportunities through the sale of 15 units.
3. Expand homeownership opportunities through the Section 8 Homeownership Program.
4. Partner in an active advocacy role with local schools and colleges to facilitate access to educational opportunities for tenants.
5. Ensure compliance with Section 3 in ensuring to the greatest extent possible, job training, employment, and contract opportunities are made available to low- or very-low income residents in connection with projects and activities in the neighborhoods where HUD funds are expended.
6. Update the Low Rent Public Housing Lease Agreement.
7. Enhance safety and security efforts for TGHA residents and the surrounding neighborhoods through active participation with the Crime Free Multi-Family Housing Program.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City has been working nearly 40 years on revitalizing downtown. Due to the policies and support of the City and its partnerships with private developers, Greenville's downtown has prospered and is now known nationally as a vibrant walkable place. This success has increased the demand for those with means to live near the downtown area. This has put pressure on the local housing market. There is a legitimate concern from existing residents in the Special Emphasis Neighborhoods near to downtown that some residents may be displaced as property values and rents increase. This upswing in market demand has created an urgency for the work of the City's Community Development division.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The price of housing is increasing in most areas of the City, and this will make it more difficult for residents to find affordable housing, and will make it difficult for the City and its development partners to find properties that can be utilized for affordable housing or other neighborhood supportive uses. The City is active in acquiring property throughout our Special Emphasis Neighborhoods. The City will also utilize \$2.14 million Neighborhood Initiative Program (NIP) grant from the State Housing Finance and Development Authority for removal of blighted properties in City Special Emphasis Neighborhoods. The NIP properties will then be purchased by our community development partners. All of the properties purchased by the City and our development partners will be landbanked until utilized for affordable housing or other land uses that benefit the neighborhood. Acquiring these properties will help Community Development remain active within the Special Emphasis Neighborhoods.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to work with United Housing Connections and the various homeless service providers to assess the needs of the City's homeless population.

Addressing the emergency and transitional housing needs of homeless persons

The City will continue to work with United Housing Connections and the various homeless service providers to address the emergency and transitional housing needs of homeless persons in the area.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will continue to work with United Housing Connections and the various homeless service providers to find ways to help the homeless make the transition into permanent housing and receive the support that they need.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will continue to work to help people address their challenges and help them find the resources that they need. Community Development maintains a list of affordable units available within the City and a list of housing resources that includes information on a variety of resources such as homebuyer assistance, emergency rent and utility help, free legal services, foreclosure prevention, etc... The list of resources is critical in helping individuals and families find the supportive services that they may need.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Low income residents are more at-risk of lead exposure than any other group due to the dilapidated condition of many of the units that are affordable to low income residents. Most of these units are rental units. These housing units often pose a serious threat to residents, children in particular.

Lead-based paint remains a critical issue because of the potential long-term health risks to pregnant women and children. For many years, a host of pamphlets and literature warned against children ingesting chipped and flaking paint from walls and window sills. New evidence suggests that air borne dust particles are just as lethal. Lead poisoning affects the central nervous system, kidneys, reproductive systems, stunts growth, and has been linked to poor school performance.

South Carolina Department of Health and Environmental Control (DHEC) makes regular inspections of day care facilities, foster homes, and other facilities in addition to collaborating with the Department of Social Services to test infants and children receiving TANF benefits. Children aged six and under are DHEC's screening priority. This group is more vulnerable because it only takes a small amount of lead to cause damage. Even a pencil point of lead can cause irreversible effects to a child. Older children require higher levels of exposure and adults even more to be affected.

The City of Greenville's Community Development Division provides risk assessments through a licensed lead paint risk assessor for properties that are assisted under the Emergency Repair and Community Improvement Program (CIP). The results of these assessments are incorporated into the work write ups for the properties and are addressed by contractors with lead paint training. Properties are then cleared by an approved risk assessor. Properties assisted in the Paint the Town program are assumed to have lead paint present and are repainted by volunteers using safe work practices. Community Development staff has received training in risk assessment procedures.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead abatement or control is a necessary procedure for an estimated 60% of Greenville's housing stock. The cost of these methods can be prohibitive as in many cases the cost to control have equaled or exceeded the value of the structure. This issue can have a dramatic impact on low income residents.

How are the actions listed above integrated into housing policies and procedures?

The following outlines the City's Lead-Based Paint Policy: Lead-based paint is a particular hazard to young children, especially those six (6) years of age and younger. All children are at risk in homes where deteriorated lead-based paint and the dust from lead-based paint are present.

The City of Greenville's Community Development Division will make every effort to ensure children will not be exposed to increased levels of lead-based paint during renovation of owner-occupied houses. The Community Development Division will, therefore, as part of its normal operating procedure require the following:

- 1) All children under the age of ten (10) living in the home or who visit the home on a regular basis must be tested for elevated blood lead levels before any rehabilitation work may begin. An elevated blood level is defined as a blood lead level of 10 micrograms per deciliter or more. If a child is determined to have a blood lead level of 20 micrograms per deciliter or above for a single test or has a blood lead level of 15-19 micrograms per deciliter in two tests taken at least three months apart then immediate environmental intervention is required. The Community Development Division will notify the Greenville Health Department for such intervention.
- 2) All children under the age of ten (10) shall be removed from the home during the actual renovation work. An exception to this requirement is possible if all work will be performed on the exterior only and a Certified Lead-Based Paint Risk Assessor determines that no lead hazard exists.
- 3) Homeowners must agree that children will not be allowed back into the home until clearance is achieved by a Certified Risk-Assessor, lead-based paint Inspector, or Clearance Technician.
- 4) Temporary Relocation of inhabitants is required unless: (a) the work will not disturb lead-based paint or lead-based paint hazards; (b) only exterior work is being conducted and openings to the interior are closed during the work and lead-hazard-free entry to the dwelling is provided; (c) the interior work will be completed in 8 hours, the work sites are contained to prevent dust release into other areas, and no other health or safety hazards are created; or (d) interior work will be completed in 5 consecutive days, work sites are contained.
- 5) Other health or safety hazards are created, work sites and areas 10 feet from the containment are cleaned at the end of each work day, and occupants have safe access to sleeping, kitchen and bathroom facilities. **Note:** Relocation of elderly residents will not be required as long as the elderly resident provides informed consent before commencement of the work.
- 6) All work is to be performed by contractors who are certified to perform interim control work or abatement as defined by HUD and EPA, and therefore, are trained in safe work practices.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Greenville has a concentration of poverty within its Special Emphasis Neighborhoods and has made a concerted effort to reduce the level of poverty by focusing community development funds in the neighborhoods. To help coordinate this funding within each neighborhood, the City has developed master plans for the Greenline-Spartanburg, Nicholtown, Green Avenue, Haynie-Sirriner, Viola, Southernside, West Greenville, and Sterling neighborhoods. Greater Sullivan neighborhood has design guidelines in place and a comprehensive plan was created for the West Side that encompasses Southernside, West Greenville, and the West End neighborhoods. All of these plans help coordinate Community Development activities that can alleviate levels of poverty within City neighborhoods.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Many of the goals established by Community Development within this Consolidated Plan are aimed at helping to reduce poverty as they benefit and serve residents with low to moderate incomes. The Anti-Poverty Strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. The strategic plan, goals and objectives noted throughout the document promote self-sufficiency and empowerment. The City of Greenville will coordinate efforts among its many partner organizations to complete the goals outlined in the Consolidated Plan. The City of Greenville relies on its partners, which include citizens, affordable housing organizations, health and human service organizations, the faith-based community, lenders and for-profit entities.

The City's support of the KEY Program and workforce training programs are, in particular, focused on lifting families out of poverty. The comprehensive housing program, KEY, is a collaborative effort of local professionals to educate first-time homebuyers so they may qualify for down-payment assistance or a low interest loan through HUD approved funding. This program includes pre, ongoing, and post credit counseling to ensure the success of the individual's application for a mortgage loan and to reduce the possibility of a foreclosure. The City will partner with Sunbelt Human Advancement Resources, Inc. (SHARE) in support of their Comprehensive Jobs Training/Improvement and placement program called Lifelong Advancement through Diligence, Determination, and Employment Resources (LADDER), and the City will also support Goodwill Industries Job Training program as well. Both programs will help individuals gain the skills they need to obtain gainful employment.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring objectives are guided by CDBG and HOME Program regulations. The monitoring process ensures that the Community Development housing and community development projects comply with Federal regulations. Applicable regulations include 24 CFR 570.501(b), 24 CFR 570.502, 24 CFR 85.40, and 24 CFR 92.504. Community Development continues to implement ongoing strategies for monitoring its subrecipients, contractors, developers, consultants, and CHDOs. The City enters into written contractual agreements with subrecipients, contractors, developers, CHDOs, and others to establish their responsibilities under the CDBG and HOME Programs.

Community Development annually monitors recipients' activities in an effort to reinforce proper management control and accountability of each CDBG and HOME funded project. The Division tracks performance activities through periodic and routine on-site and desk reviews. Subrecipients and contractors' activities are closely evaluated to ascertain levels and degrees of progress, and identify potential problem areas where corrective strategies can be implemented. As a part of the monitoring process, the City requires funded recipients submit regular written reports to justify requests for monetary draws and to report on the progress of activities to date. Special attention via consultations and/or technical assistance is readily available to subrecipients and contractors to acquaint them with the City's processes and procedures for delivering quality products and services to low and moderate income residents in accordance with Federal guidelines. Program recipients are always encouraged to contact the City at any time with technical inquiries or questions about programmatic issues.

Fiscal year 2012-2013 was the twenty-fourth year that the City of Greenville was awarded a Certificate of Achievement for Excellence in Financial Reporting by GFOA, the Government Finance Officer's Association of the United States and Canada. Additionally, the City hires, annually, an independent auditor to conduct performance and financial audits of its departments and divisions. The audits determine and report on whether the City's internal control systems are in compliance with applicable laws and regulations. The independent auditor performs tests of these controls to evaluate the effectiveness of the design and operation of the policies and procedures in preventing or detecting material noncompliance. These tests include examining whether:

- Performance measurements are commensurate with applicable benchmarks;
- Funded projects or activities are being carried out with adequate control over program and financial performance in a way that minimizes opportunities for mismanagement, waste, and abuse, especially in procurement and construction management; and,
- Limitations and ceilings on administrative costs or public services are not exceeded.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City will receive \$760,603 in CDBG, \$200,860 in HOME, and \$362,731 in HOPWA funding for the 2015-2016 fiscal year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	760,603	0	0	760,603	3,042,412	Community Development Block Grant

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	200,860	0	0	200,860	803,440	HOME Investment Partnership
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	362,731	0	0	362,731	1,450,924	Housing Opportunities for Persons with AIDS

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Permanent housing in facilities Permanent housing placement	311,650	0	0	311,650	1,000,000	HOME Match from Foundation and Private funding sources.
Other	public - local	Acquisition Admin and Planning Economic Development Public Improvements	250,000	0	0	250,000	750,000	City Capital Improvement Plan funds used to support community development projects.

Table 57 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will utilize its HOME funds to leverage \$311,650 in private dollars as HOME Match in developing a new home and renovating a facility serving those with special needs. The City anticipates that it will continue to use HOME funds to leverage private dollars over the subsequent four years in an approximate amount of \$1 million.

The City also expects to expend \$250,000 appropriated as part of the City's Capital Improvement Program on streetscape and road improvements that support community development activities within the special emphasis neighborhoods. Going forward, the City expects to expend another \$750,000 in Capital Improvement funds in support of Community Development activities.

The CDBG funds utilized to support public service activities, will leverage approximately \$706,499 in other federal funds, \$411,480 in state and local funds, and \$143,775 in foundation / private funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City owns many properties and is actively pursuing more acquisition within the City's Special Emphasis Neighborhoods. These properties will be used to leverage future affordable housing projects or other community supportive uses.

Discussion

The City, through partnerships and other local funding, is able to leverage its CDBG, HOME, and HOPWA funds to increase the impact of these funds throughout the community.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehab assistance for owner occupied housing	2015	2019	Affordable Housing	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$90,000 HOME: \$130,774	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Rehab assistance for rental housing	2016	2019	Affordable Housing	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$0 HOME: \$30,000 Foundation/Private: \$163,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Rental units rehabilitated: 2 Household Housing Unit
3	Acquire property for revitalization	2015	2019	Affordable Housing Non-Housing Community Development	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$133,312	Other: 6 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Produce affordable rental and homeownership units	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$15,000 HOME: \$30,086 Foundation/Private: \$148,650	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted Rental units constructed: 4 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit
5	Energy-efficiency & sustainable building practices	2015	2019	Affordable Housing	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	HOME: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
6	Support housing and services for special needs	2015	2019	Affordable Housing Non-Homeless Special Needs	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	HOPWA: \$362,731	Tenant-based rental assistance / Rapid Rehousing: 13 Households Assisted
7	End chronic homelessness	2015	2019	Affordable Housing Homeless	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	HOME: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Planning, education activities, and advocacy	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Special Emphasis Neighborhoods	Decent, Safe, and Affordable Housing	CDBG: \$113,639	Other: 1 Other
9	Address neighborhood infrastructure needs	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	City CIP: \$250,000	Other: 250000 Other
10	Safety and crime prevention within neighborhoods	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$113,639	Other: 1 Other
11	Code enforcement & demolition of blighted property	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$33,044	Buildings Demolished: 5 Buildings
12	Support the After School Tutorial Initiative	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 175 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Continue to support and advocate for Fair Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 180 Persons Assisted
14	Develop and enhance recreational opportunities	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	A Suitable Living Environment	CDBG: \$50,700	Other: 1 Other
15	Employment training and job readiness programs	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$44,849	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
16	Creation and retention of businesses	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$15,000	Jobs created/retained: 3 Jobs Businesses assisted: 3 Businesses Assisted
17	Ensure residents have transportation options	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$50,700	Other: 1 Other
18	Support healthy communities	2015	2019	Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$50,720	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Support for neighborhood residents	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	Special Emphasis Neighborhoods	Expanded Economic Opportunities	CDBG: \$20,000	Other: 7 Other

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Rehab assistance for owner occupied housing
	Goal Description	<p>Provide rehabilitation assistance for owner occupied housing.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to support the City's Community Improvement Program, Emergency Rehabilitation, and Paint the Town Programs. • Continue current partnerships with Greenville Baptist Association, ReWiGo, and Operation In As Much. • Work closely with contractors and nonprofit housing producers to further rehabilitation objectives. • Fully utilize community development non-profit partnerships to apply for grants and other funds to increase rehabilitation projects. • Mitigate lead-based paint when necessary. <p><i><u>Benchmark:</u> Rehabilitate 20 owner-occupied homes through the City's rehabilitation programs and in partnership with Greenville Baptist Association, ReWiGo, and Operation In As Much.</i></p>

2	Goal Name	Rehab assistance for rental housing
	Goal Description	<p>Provide rehabilitation assistance for rental housing.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Support the CommunityWorks-City of Greenville Landlord Assistance Program, a business development program to support landlords with rehab of housing units eligible for Section 8 housing vouchers within the city limits. • Evaluate the success of the CommunityWorks Carolina program and determine if a revised City Rental Rehabilitation program is necessary. • Work with landlords, the City's Building and Zoning Department, and property owners to bring property up to code. • Advocate for stronger code enforcement in accordance with the International Property Maintenance Code. • Rehabilitate public facilities that serve low to moderate income residents. <p><u>Benchmark:</u> Ten rental properties will be rehabbed during the next five years.</p> <p><u>Benchmark:</u> Rehabilitate public facilities that serve 50 households.</p>

3	Goal Name	Acquire property for revitalization
	Goal Description	<p>Acquire property and substandard housing for revitalization.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Utilize neighborhood master plans to identify properties for acquisition. • Acquire property when necessary to maximize revitalization impact and to demolish dilapidated housing. • Work with the City's Legal department to clear up titles to assist in acquisition. • In cases where property is occupied, work with occupant to reach an appropriate relocation agreement. • Develop a disposition policy that streamlines redevelopment process and provides developer access to available properties. <p><i><u>Benchmark:</u> Community Development will seek to acquire 6 properties utilizing CDBG and HOME funds.</i></p> <p><i><u>Benchmark:</u> Community Development will manage \$2.1 million in Neighborhood Initiative Program funding from SC Housing to acquire and clear 62 properties.</i></p>

4	Goal Name	Produce affordable rental and homeownership units
	Goal Description	<p>Produce affordable rental and homeownership units.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Fully utilize State housing programs, HOME, and CDBG resources to leverage local resources and increase capacity. • Encourage the City's CHDOs and other partner developers to access foundation, Housing Trust Fund, and other state and federal funds to construct units. • Provide technical assistance to both non- and for-profit developers and builders and foster partnerships and collaborations. • Increase minority homeownership. • Provide second mortgage, down payment assistance, and closing costs for low-income and first time homebuyers. • Market affordable housing developments through brochures; presentations to City employees, neighborhood associations, and other persons; and utilizing the City's television channel and website. • Continue to support KEY, the City's Comprehensive Housing Program. <p><i><u>Benchmark:</u> Community Development proposes to develop 4 new homeowner opportunities through its housing partnerships over the next five years.</i></p> <p><i><u>Benchmark:</u> Community Development proposes to develop 4 new affordable rental units through its housing partnerships over the next five years.</i></p> <p><i><u>Benchmark:</u> A component of homeownership is the KEY Program, a comprehensive housing counseling program in partnership with the Greenville County Human Relations Commission. The program will serve 60 people over the next five years.</i></p>

5	Goal Name	Energy-efficiency & sustainable building practices
	Goal Description	<p>Promote energy-efficiency and sustainable building practices in rehabilitations and new construction.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Require Energy Star appliances for rehabs and new construction. • Utilize water efficient fixtures to conserve water. • Encourage green building practices, including the use of sustainable materials. • Ensure that homes are properly insulated and sealed to prevent drafts and heating/cooling losses. • Work with Upstate Forever, Furman University, EPA, and other organizations to explore opportunities for making homes more energy efficient. <p><i><u>Benchmark:</u> In coordination with our housing partners, all new construction homes will be energy star compliant.</i></p>
6	Goal Name	Support housing and services for special needs
	Goal Description	<p>Support housing and services for individuals and families with special needs.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Support services for frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, persons with HIV/AIDS, persons with alcohol or drug addictions. • Pursue special needs funding to adequately accommodate the population's needs while funding current services offered. • Develop partnerships with organizations serving persons with special needs. • Complete modifications to existing units to make them handicap accessible. • Identify special needs scattered housing sites for seniors, disabled persons, and persons living with HIV/AIDS. • Advocate and support incentives for special needs housing as part of a larger development. <p><i><u>Benchmark:</u> Support AID Upstate and Upper Savannah Care Services with HOPWA funds, providing 65 households with rental assistance and supporting the provision of services, assistance, and short term mortgage assistance to individuals and families with HIV/AIDS.</i></p>

7	Goal Name	End chronic homelessness
	Goal Description	<p>End chronic homelessness</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Establish a seamless, integrated housing and service delivery system to prevent homelessness. • Ensure all Greenville County homeless residents have access to supportive services needed to achieve self-sufficiency. • Establish a strong continuum of affordable housing options. • Develop a comprehensive and on-going data collection and analysis system. • Access various funding strategies to end homelessness.
8	Goal Name	Planning, education activities, and advocacy
	Goal Description	<p>Engage in planning, education activities, and advocacy.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to pursue the creation of Master Plans and/or Design Guidelines for the City's special emphasis neighborhoods. • Ensure proper maintenance of housing through education programs for homeowners, tenants, and landlords. • Provide Home Seller education to ensure residents are equipped to handle negotiations with potential buyers. • Advocate for affordable housing and reduce NIMBY (not in my back yard) sentiments by educating the public on the housing needs within the City. • Utilize the completed Citywide Housing Study and the Affordable Housing Study along with the recommendations of the Neighborhood Vibrancy Taskforce to implement new policies, programs, and support efforts to promote affordable housing in the City.

9	Goal Name	Address neighborhood infrastructure needs
	Goal Description	<p>Address neighborhood infrastructure needs.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Coordinate with Public Works, Engineering and Traffic Engineering to replace and repair streets, sewer and water lines, and sidewalks. • Work with Environmental Engineers to ensure stormwater infrastructure is in place to prevent flooding and runoff into local waterways. • Continue to apply for C-funds from the County, and use sewer rehabilitation funds and CIP (Capital Improvement Program) funds for infrastructure work. • Work with Public Works and Parks and Recreation department to complete streetscape improvements in the special emphasis neighborhoods. <p><i><u>Benchmark:</u> Approximately 250,000 dollars will be utilized to improve infrastructure within the Special Emphasis Neighborhoods.</i></p>
10	Goal Name	Safety and crime prevention within neighborhoods
	Goal Description	<p>Support safety and crime prevention within neighborhoods.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to coordinate with the Police Department to address crime in the special emphasis neighborhoods. • Facilitate cooperation between the Police Department and residents. • Support use of Crime Prevention Through Environmental Design (CPTED) principles in the design of new residential units, parks, playgrounds, and athletic fields. • Continue to redevelop or demolish vacant properties that can be used for criminal activities. <p><i><u>Benchmark:</u> Monitor police reported crime in special emphasis neighborhoods and show crime reduction by the end of five year period.</i></p>

11	Goal Name	Code enforcement & demolition of blighted property
	Goal Description	<p>Support code enforcement and demolition of blighted properties.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Demolish dilapidated and unsafe property that fails to meet adequate building codes. • Continue to work with Building and Codes department to assist in their review and enforcement of building codes within the special emphasis neighborhoods. • Seek to educate property owners on the requirements for building upkeep and maintenance. <p><i><u>Benchmark:</u> The City will seek to demolish approximately 5 blighted units.</i></p>
12	Goal Name	Support the After School Tutorial Initiative
	Goal Description	<p>Support the After School Tutorial Initiative.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to nurture local partnerships to further enhance the academic performance of students through various youth services grants. • Monitor for quality delivery of services through outcome-based funding. <p><i><u>Benchmark:</u> An estimated 175 children will be served each year.</i></p>
13	Goal Name	Continue to support and advocate for Fair Housing
	Goal Description	<p>Continue to support and advocate for Fair Housing.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Work with the Greenville Human Relations Commission and Greenville County Redevelopment Authority to update the 2012 Analysis of Impediments to Fair and Affordable Housing and create fair housing strategies. • Develop Fair Housing education program to provide information on the Fair housing Act. <p><i><u>Benchmark:</u> The Community Development division will contract with the Human Relations Commission to monitor and advocate for fair housing activities. 180 persons will receive assistance from the Human Relations Commission each year.</i></p>

14	Goal Name	Develop and enhance recreational opportunities
	Goal Description	<p>Develop and enhance recreational opportunities.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Support community centers and ensure they play an active role within the special emphasis neighborhoods. • Encourage the expansion of programs to include activities for teens. • Work with Parks and Recreation department to implement recommendations described in the AYCE (Authentic Youth Civic Engagement) initiative. • Maintain the City's parks and existing recreational facilities located in the City's special emphasis neighborhoods. • Create passive parks and green spaces according to neighborhood master plans. • Utilize City properties for parks, playgrounds, or green space while long-term redevelopment strategies are developed. <p><i><u>Benchmark:</u> Work with Special Emphasis Neighborhoods to continue expanding community gardening concept.</i></p>
15	Goal Name	Employment training and job readiness programs
	Goal Description	<p>Provide employment training and job readiness programs.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Continue to work with SHARE's LADDER program and/or the Goodwill Job Training and Employment program to provide opportunities for job training and placement. • Support expansion of job training to provide long-term specialized training for residents with a criminal record, who may have difficulties finding jobs through current program. • Promote Section 3 Program in an effort to encourage contractors to hire residents from our special emphasis neighborhoods. <p><i><u>Benchmark:</u> Approximately 30 individuals per year will be served under either the LADDER Program and/or the Goodwill Job Training and Employment program.</i></p>

16	Goal Name	Creation and retention of businesses
	Goal Description	<p>Provide employment through the creation and retention of businesses.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Encourage the creation of start-up locations for local entrepreneurship and small businesses. • Support neighborhood commercial development in corridors near the special emphasis neighborhoods. • Extend existing Economic Development Initiatives (e.g., Business License Abatement and Facade Improvement Programs) to corridors near the special emphasis neighborhoods. • Support neighborhood commercial and avoid conflicts with commercial development by working with City Planning and Zoning to rezone some corridors near special emphasis neighborhoods as RDV. <p><i><u>Benchmark:</u> Provide assistance to approximately three (3) small businesses and create /retain three (3) jobs through the Greenville Housing Fund's Microloan Program.</i></p>
17	Goal Name	Ensure residents have transportation options
	Goal Description	<p>Ensure residents have transportation options</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Advocate for adequate bus service for low and moderate income residents and lend support to Greenville Transit Authority. • Ensure there are adequate bus stops and shelters within the special emphasis neighborhoods. • Support efforts for paratransit or transportation on-demand for elderly and special needs populations. • Increase sidewalks and bike lanes throughout the community to provide alternative transportation options and create connections between different transportation modes. • Sustain transit system by encouraging compact and infill development.

18	Goal Name	Support healthy communities
	Goal Description	<p>Support healthy communities.</p> <p>Strategies:</p> <ul style="list-style-type: none"> • Encourage community gardens that allow residents to grow fresh produce. • Support local farmer's markets as they provide a source for healthy fruits and vegetables to the community • Encourage walking and bicycling by creating complete streets with sidewalks and bicycle lanes. • Encourage mixed use development that will create economic opportunities and destinations for nearby residents.
19	Goal Name	Support for neighborhood residents
	Goal Description	<p>Support for neighborhood residents.</p> <p>Strategies: Support mentoring activities for area youth and young adults.</p> <ul style="list-style-type: none"> • Support drug and alcohol treatment for the community. • Support child care and/or babysitting programs for area residents. • Continue to support the United Way VITA program to encourage eligible citizens to file tax returns and receive the Earned Income Tax Credit and Child Care Tax Credit. • Coordinate with Greenville Dreams to continue to develop the capacity of neighborhood associations and neighborhood leadership. • Continue to support the Grant Assistance Program (GAP) to allow neighborhood associations to apply for small grants to implement revitalization projects. <p><i><u>Benchmark:</u> Approximately 7 Grant Assistance Program (GAP) grants will be given to support neighborhood association projects within the Special Emphasis Neighborhoods.</i></p>

Projects

AP-35 Projects – 91.220(d)

Introduction

The budget for the 2015-2016 fiscal year was developed based on funding recommendations made by the Community Development Advisory Committee. The advisory committee, made up of appointees and neighborhood residents, chose the activities to be funded and supported a comprehensive approach to neighborhood revitalization, providing support for the development of affordable housing as well as programs to develop the capacity of our neighborhood residents.

The budget for 2015-2016 follows the guidance developed in the Consolidated Plan and seeks to support neighborhood vibrancy in the City's Special Emphasis Neighborhoods. The budget looks to continue housing and community development activities in the neighborhood through rehabilitation programs, acquisition, demolition, new construction, and support of our service providers.

Projects

#	Project Name
1	CDBG Administration
2	Housing Assistance Administration
3	City-Wide Owner-Occupied Housing Rehabilitation
4	City-Wide Acquisition
5	City-Wide Demolition
6	Microloan Program
7	Neighborhood Engagement
8	After School Tutorial Program
9	Comprehensive Housing Counseling Program
10	Goodwill Industries Job Connections Program
11	SHARE LADDER Program
12	Fair Housing Counseling Program
13	HOME Administration
14	Genesis Homes Net Zero Home
15	Alston Wilkes Society
16	HOPWA Administration
17	AID Upstate
18	Upper Savannah Care Services

Table 59 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The budget for 2015-2016 follows the guidance developed in the Consolidated Plan and seeks to support neighborhood vibrancy in the City's Special Emphasis Neighborhoods. The budget looks to continue housing and community development activities in the neighborhood through rehabilitation programs, acquisition, demolition, new construction, and support of our service providers.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Rehab assistance for owner occupied housing Rehab assistance for rental housing Acquire property for revitalization Produce affordable rental and homeownership units Energy-efficiency & sustainable building practices Support housing and services for special needs End chronic homelessness Planning, education activities, and advocacy Address neighborhood infrastructure needs Safety and crime prevention within neighborhoods Code enforcement & demolition of blighted property Support the After School Tutorial Initiative Continue to support and advocate for Fair Housing Develop and enhance recreational opportunities Employment training and job readiness programs Creation and retention of businesses Ensure residents have transportation options Support healthy communities Support for neighborhood residents
	Needs Addressed	Decent, Safe, and Affordable Housing A Suitable Living Environment Expanded Economic Opportunities
	Funding	CDBG: \$152,120 City CIP: \$250,000
	Description	Funding will be used for the operating/payroll expenses of administering the City's CDBG program for the 2015-2016 fiscal year.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-Wide
	Planned Activities	
2	Project Name	Housing Assistance Administration
	Target Area	Special Emphasis Neighborhoods

	Goals Supported	Rehab assistance for owner occupied housing Rehab assistance for rental housing Acquire property for revitalization Produce affordable rental and homeownership units Energy-efficiency & sustainable building practices Support housing and services for special needs End chronic homelessness Planning, education activities, and advocacy Address neighborhood infrastructure needs Safety and crime prevention within neighborhoods Code enforcement & demolition of blighted property Support the After School Tutorial Initiative Continue to support and advocate for Fair Housing Develop and enhance recreational opportunities Employment training and job readiness programs Creation and retention of businesses Ensure residents have transportation options Support healthy communities Support for neighborhood residents
	Needs Addressed	Decent, Safe, and Affordable Housing A Suitable Living Environment Expanded Economic Opportunities
	Funding	CDBG: \$227,278
	Description	Funds will be used for the operating/payroll expenses of administering housing rehabilitation, public facilities and HOME housing unit construction programs during the 2015-2016 fiscal year.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-Wide
	Planned Activities	
3	Project Name	City-Wide Owner-Occupied Housing Rehabilitation
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Rehab assistance for owner occupied housing
	Needs Addressed	Decent, Safe, and Affordable Housing

	Funding	CDBG: \$90,000 HOME: \$130,774
	Description	Funding will be used for the rehabilitation of owner-occupied homes in the Community Development-served neighborhoods. This activity will be facilitated by the City and through partnerships with local faith-based and non-profit organizations. Funding from the HOME program will also be used to accomplish this goal.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 owner-occupied homes will be rehabilitated during the 2015-2016 fiscal year.
	Location Description	Homeowners who live in the City's Special Emphasis Neighborhoods will be assisted.
	Planned Activities	Rehabilitation of owner-occupied homes
4	Project Name	City-Wide Acquisition
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Acquire property for revitalization
	Needs Addressed	Decent, Safe, and Affordable Housing
	Funding	CDBG: \$133,312
	Description	Funding will be used to acquire properties in the City's Special Emphasis Neighborhoods in support of affordable and workforce housing development.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately six (6) properties will be acquired during the 2015-2016 fiscal year.
	Location Description	Properties will be acquired in the City's Special Emphasis Neighborhoods.
	Planned Activities	
5	Project Name	City-Wide Demolition
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Code enforcement & demolition of blighted property

	Needs Addressed	A Suitable Living Environment
	Funding	CDBG: \$33,044
	Description	Funding will be used to demolish vacant and dilapidated structures in coordination with Code Enforcement efforts.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately six structures will be demolished.
	Location Description	Vacant and dilapidated structures will be demolished throughout the City's Special Emphasis Neighborhoods.
	Planned Activities	Vacant and dilapidated properties will be demolished.
6	Project Name	Microloan Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Creation and retention of businesses
	Needs Addressed	Expanded Economic Opportunities
	Funding	CDBG: \$15,000
	Description	Funds will be used to provide small business loans to assist start-up businesses and expand existing businesses in the City's Special Emphasis Neighborhoods. The loan fund will be managed by CommunityWorks. Approximately three (3) businesses will be created and three (3) jobs created.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately three (3) jobs will be created.
	Location Description	City-Wide with focus on the Special Emphasis Neighborhoods.
	Planned Activities	Funds will be used to provide loans to approximately three (3) businesses and create three (3) jobs.
7	Project Name	Neighborhood Engagement
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Support for neighborhood residents
	Needs Addressed	Expanded Economic Opportunities

	Funding	CDBG: \$20,000
	Description	Funds will be used to promote resident engagement and implement the recommendations made by the Neighborhood Vibrancy Task Force including the provision of the Grant Assistance Partnership (GAP) program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 persons will be assisted.
	Location Description	Assistance will be provided in the City's Special Emphasis Neighborhoods.
	Planned Activities	Funds will be used to provide Grant Assistance Partnership (GAP) grants in the amount of up to \$2,500 to Special Emphasis Neighborhood associations.
8	Project Name	After School Tutorial Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Support the After School Tutorial Initiative
	Needs Addressed	A Suitable Living Environment
	Funding	CDBG: \$20,000
	Description	Funds will be used to provide the Study Buddies After School Tutorial program in the West Greenville, Nicholtown, Greenline-Spartanburg Special Emphasis Neighborhoods which serves approximately 140 children annually. Students will also be served from the Bobby Pearce Community Center.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 140 children will be assisted through this program.
	Location Description	Programs will be provided from the West Greenville, Nicholtown and Greenline-Spartanburg neighborhood community centers and the Bobby Pearce Community Center.
	Planned Activities	The Study Buddies program provides after school assistance to young people, Kindergarten through 8th grade. Programs include education and recreation programming along with a meal.

9	Project Name	Comprehensive Housing Counseling Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Produce affordable rental and homeownership units
	Needs Addressed	Decent, Safe, and Affordable Housing
	Funding	CDBG: \$15,000
	Description	Funding will be used to provide home buyer education and counseling preparing citizens for the responsibilities associated with homeownership.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Funding will be used to assist approximately 50 people
	Location Description	Participants will be recruited from the City's Special Emphasis Neighborhood and throughout the City.
	Planned Activities	The comprehensive home buyer assistance program includes training and counseling on credit reports, budgeting, home maintenance, retiring debt and other topics related to purchase of a home.
10	Project Name	Goodwill Industries Job Connections Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Employment training and job readiness programs
	Needs Addressed	Expanded Economic Opportunities
	Funding	CDBG: \$22,424
	Description	Funding will be used to provide a job training and employment program for residents in the City's Special Emphasis Neighborhoods.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 persons will be assisted through this program.
	Location Description	Participants from the Special Emphasis Neighborhoods will be provided assistance.
	Planned Activities	Program will provide job training in an area of study of interest to participant and a sector where current jobs are available.

11	Project Name	SHARE LADDER Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Employment training and job readiness programs
	Needs Addressed	Expanded Economic Opportunities
	Funding	CDBG: \$22,425
	Description	Funding will be used to provide a job training and career advancement program for residents living in the City's Special Emphasis Neighborhoods.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 persons will be assisted through this program.
	Location Description	Participants will be recruited from the City's Special Emphasis Neighborhoods.
12	Planned Activities	Activities will include job training and coaching in a field of interest to the participant and one that builds a career path.
	Project Name	Fair Housing Counseling Program
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Continue to support and advocate for Fair Housing
	Needs Addressed	A Suitable Living Environment
	Funding	CDBG: \$10,000
	Description	Funding will be used to provide counseling and guidance to citizens on issues including Tenant/Landlord Act and affordable housing and homeless resources.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 persons will be assisted.
	Location Description	Participants residing within the City limits will receive assistance.
	Planned Activities	Counseling and guidance is provided on issues including the Tenant/Landlord Act and affordable housing and homeless services.
	Project Name	HOME Administration

13	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Rehab assistance for owner occupied housing Rehab assistance for rental housing Acquire property for revitalization Produce affordable rental and homeownership units Energy-efficiency & sustainable building practices Support housing and services for special needs End chronic homelessness
	Needs Addressed	Decent, Safe, and Affordable Housing A Suitable Living Environment
	Funding	HOME: \$20,086
	Description	Funding will be used for the operating/payroll expenses in administering the City's HOME Investment Partnership grant activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City's Special Emphasis Neighborhoods
	Planned Activities	
14	Project Name	Genesis Homes Net Zero Home
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Produce affordable rental and homeownership units Energy-efficiency & sustainable building practices
	Needs Addressed	Decent, Safe, and Affordable Housing
	Funding	HOME: \$20,000 Foundation/Private: \$148,650
	Description	Funding will be used to leverage donation of labor, materials and supplies to construct a net zero home on Mt. Eustis Street in the Greenline-Spartanburg neighborhood.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	One family will be assisted
	Location Description	Greenline-Spartanburg Street neighborhood
	Planned Activities	Genesis Homes will construct one rental home on Mt. Eustis Street in the Greenline-Spartanburg neighborhood.
15	Project Name	Alston Wilkes Society
	Target Area	Special Emphasis Neighborhoods
	Goals Supported	Produce affordable rental and homeownership units Energy-efficiency & sustainable building practices Support housing and services for special needs End chronic homelessness
	Needs Addressed	Decent, Safe, and Affordable Housing
	Funding	HOME: \$30,000 Foundation/Private: \$163,000
	Description	Funds will be used for the renovation of the Alston Wilkes Society facility on Pendleton Street. Funding approval is contingent upon Alston Wilkes Society raising the balance of funding required to renovate the facility.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Fifty (50) people will be assisted by the rehabilitation of the facility.
	Location Description	614 Pendleton Street, Greenville, SC 29607
	Planned Activities	Funding will be used to rehabilitate the front porch of the house. Additional funding will be leveraged to rehabilitate the entire home.
16	Project Name	HOPWA Administration
	Target Area	Greenville, Anderson, and Pickens counties. Laurens county
	Goals Supported	Produce affordable rental and homeownership units Support housing and services for special needs
	Needs Addressed	Decent, Safe, and Affordable Housing

	Funding	HOPWA: \$10,881
	Description	Funding will be used for the operating/payroll expenses in administering the City's HOPWA grant activities.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
17	Project Name	AID Upstate
	Target Area	Greenville, Anderson, and Pickens counties.
	Goals Supported	Support housing and services for special needs Planning, education activities, and advocacy Support healthy communities Support for neighborhood residents
	Needs Addressed	Decent, Safe, and Affordable Housing A Suitable Living Environment
	Funding	HOPWA: \$321,850
	Description	Funding will be used to provide emergency financial assistance, tenant-based rental assistance, utilities, mortgage and counseling assistance to persons living with HIV/AIDS in Anderson, Greenville and Pickens counties.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Anderson, Greenville and Pickens counties
	Planned Activities	Activities include emergency financial assistance, tenant-based rental assistance, rent, utilities, and counseling assistance for persons living with HIV/AIDS.
18	Project Name	Upper Savannah Care Services
	Target Area	Laurens county

Goals Supported	Support housing and services for special needs Planning, education activities, and advocacy Support healthy communities Support for neighborhood residents
Needs Addressed	Decent, Safe, and Affordable Housing A Suitable Living Environment
Funding	HOPWA: \$30,000
Description	Funding will be used to provide emergency financial assistance, tenant-based rental assistance, utilities and counseling assistance for persons living with HIV/AIDS in Laurens county.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families will be assisted.
Location Description	Laurens county
Planned Activities	Funding will be used to provide emergency financial assistance, tenant-based rental assistance, rent, utilities and counseling assistance for persons living with HIV/AIDS.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Greenville's Community Development Division offers services to approximately 13 Special Emphasis Neighborhoods. The participating neighborhoods include Green Avenue, Greater Sullivan, Sterling, Southernside, West Greenville, Greenline-Spartanburg, Nicholtown, Viola, Haynie-Sirrine, Payne-Logan (West End), Arcadia Hills, Brutontown, and Pleasant Valley. Special Emphasis Neighborhoods are neighborhoods designated by the Community Development Division based on Census data or other socio-economic indicators. Two of the neighborhoods, (Green Avenue and Viola Street) were designated as Neighborhood Revitalization Strategy Areas in September 1996 by the U. S. Department of Housing and Urban Development. The Community Development Division's programs and services are made available to these areas to promote revitalization and redevelopment.

Geographic Distribution

Target Area	Percentage of Funds
Special Emphasis Neighborhoods	100

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of the residents in our Special Emphasis Neighborhoods are low and moderate income families. Furthermore, the housing stock and infrastructure in the neighborhoods is aged, antiquated, deteriorated and substandard. The CDBG and HOME program funds assist in the improvement of the neighborhoods and leveraged with other funds to improve roads, sidewalks, curbs, utility systems and housing units. The funds assist residential developers to create modernized rehabilitated or newly constructed affordable rental and homeownership units in City neighborhoods.

According to the 2010 Census data, the population in the Special Emphasis Neighborhoods is predominately African American, whereas the City itself is 64 percent white. The median household income for the City is \$33,187 compared to less than \$23,000 for the Special Emphasis Neighborhoods. The unemployment rate is 6.1% for the City, but varies from 9% to 41% within the different Special Emphasis Neighborhoods. The neighborhoods currently suffer from aged and antiquated housing stock. Approximately 13% of the housing units in the City are vacant, with the majority of those located in the Special Emphasis Neighborhoods. Renters outnumber homeowners; over half of the homes are renter-occupied and only 25% are actually owned by residents of the community. Community Development's goal is to revitalize the neighborhoods, while creating and

supporting an appropriate mix of rental and homeownership options.

The revitalization of the Viola Neighborhood was completed in 2008 and the development of Arcadia Hills was completed in 2003. The City focuses less resources on these two neighborhoods but is still active in insuring the neighborhoods remain vibrant.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The information below highlights the number of households supported through either rental assistance, the production of new units, rehab of existing units, or the acquisition of existing units.

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	20
Special-Needs	13
Total	34

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	13
The Production of New Units	1
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	34

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will utilize HOME funds to support the development of a net zero house on Mt. Eustis Street in the Greenline-Spartanburg neighborhood. The future occupant is a previously homeless individual. The net zero home is designed to have extremely low utility bills. The City will utilize both CDBG and HOME funds to complete 20 homeowner occupied rehabs. The City's HOPWA funds will help support 13 households affected by HIV/AIDS with rental assistance.

AP-60 Public Housing – 91.220(h)

Actions planned during the next year to address the needs to public housing

The City will continue to support the Greenville Housing Authority in their development of new units, the rehabilitation of existing units, and the education of landlords regarding the Section 8 housing voucher program.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City will work with the Greenville Housing Authority in supporting the goals established in their 5-Year Agency Plan, including:

RESIDENT STRATEGIES: Assist residents in gaining access to education, employment opportunities and homeownership opportunities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

The City will continue to work with United Housing Connections and the various homeless service providers to assess the needs of the City's homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The City will continue to work with United Housing Connections and the various homeless service providers to address the emergency and transitional housing needs of homeless persons in the area.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

The City will continue to work with United Housing Connections and the various homeless service providers to find ways to help the homeless make the transition into permanent housing and receive the support that they need.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will utilize HOME funds to support the development of a net zero house on Mt. Eustis Street in the Greenline-Spartanburg neighborhood by Genesis Homes. The future occupant is a previously homeless individual.

The City will continue to work to help people address their challenges and help them find the resources that they need. Community Development maintains a list of affordable units available within the City

and a list of housing resources that includes information on a variety of resources such as homebuyer assistance, emergency rent and utility help, free legal services, foreclosure prevention, etc... The list of resources is critical in helping individuals and families find the supportive services that they may need.

Discussion:

The City will utilize HOME funds to support the development of a net zero house on Mt. Eustis Street in the Greenline-Spartanburg neighborhood. The future occupant is a previously homeless individual. The City will continue to work with United Housing Connections and the various homeless service providers to find ways to help the homeless populations.

AP-70 HOPWA Goals - 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	16
Tenant-based rental assistance	13
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	29

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City has been working nearly 40 years on revitalizing downtown. Due to the policies and support of the City and its partnerships with private developers, Greenville's downtown has prospered and is now known nationally as a vibrant walkable place. This success has increased the demand for those with means to live near the downtown area. This has put pressure on the local housing market. There is a legitimate concern from existing residents in the Special Emphasis Neighborhoods near to downtown that some residents may be displaced as property values and rents increase. This upswing in market demand has created an urgency for the work of the City's Community Development division.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The price of housing is increasing in most areas of the City, and this will make it more difficult for residents to find affordable housing, and will make it difficult for the City and its development partners to find properties that can be utilized for affordable housing or other neighborhood supportive uses. The City is active in acquiring property throughout our Special Emphasis Neighborhoods. The City will also utilize \$2.14 million Neighborhood Initiative Program (NIP) grant from the State Housing Finance and Development Authority for removal of blighted properties in City Special Emphasis Neighborhoods. The NIP properties will then be purchased by our community development partners. All of the properties purchased by the City and our development partners will be landbanked until utilized for affordable housing or other land uses that benefit the neighborhood. Acquiring these properties will help Community Development remain active within the Special Emphasis Neighborhoods.

Discussion:

The growth of the City's downtown has put pressure on some of the surrounding neighborhoods as property values are beginning to rise making it more difficult for residents to find housing that they can afford. The City will pursue acquisition of properties that can be used for affordable housing or other neighborhood supportive uses going forward. The City will also continue to work closely with the neighborhood associations and residents to ensure that our special emphasis neighborhoods maintain their character as they begin to grow and become more diverse. A recent project supported by the City, the United Way, and CommunityWorks Carolina brought together neighborhood leaders to discuss ways to maintain neighborhood vibrancy. The City will assist in implementing strategies put together by this taskforce, the Neighborhood Vibrancy Taskforce. By acquiring property now and supporting the strategies created by a resident led taskforce, the City hopes to ensure that the revitalization occurring in some of the Special Emphasis Neighborhoods will not create barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

The City has an interest in improving the conditions of rental property within the City, and has previously operated a rental rehabilitation program but ended that program because it was not successful in significantly contributing to improved rental properties. The City has been interested in reviewing the performance of the previous rental rehabilitation program in order to redraft the criteria in an effort to make it more successful. In working with our partners, we have begun to support a program run by CommunityWorks Carolina that is designed to support new and existing Section 8 landlords with repairs and improvements to their properties within the city limits. The City will support the Landlord Assistance Program and evaluate this program to see if a separate rental rehabilitation program is necessary.

Actions planned to foster and maintain affordable housing

During the 2015-2016 fiscal year, the City will support the development of a new affordable unit that will be built to have very low utility bills, and will be leased to a formerly homeless individual. The Community Development division will continue to be active in acquiring property throughout the City to have a property inventory that can be utilized to provide affordable housing development opportunities down the road. Community Development will also continue to offer its owner-occupied rehab program that provides a substantial renovation for a qualified homeowner that is granted with a five-year forgivable loan. The rehabilitation helps some of the property owners remain in their home and brings stability to the neighborhood by reducing displacement. The City will also continue to support the KEY program, which provides home buyer education, and the fair housing counseling performed by the Greenville County Human Relations Commission. The City will also utilize its HOPWA funds to support AID Upstate and Upper Savannah Care Services, who will help support 13 households affected by HIV/AIDS with rental assistance.

Actions planned to reduce lead-based paint hazards

The City of Greenville's Community Development division provides risk assessments through a licensed lead paint risk assessor for properties that are assisted under the Emergency Repair and Community Improvement Program (CIP), the City's Owner Occupied Rehab program. The results of these assessments are incorporated into the work write ups for the properties and are addressed by contractors with lead paint training. Properties are then cleared by an approved risk assessor. Properties assisted in the Paint the Town program are assumed to have lead paint present and are repainted by volunteers using safe work practices.

Actions planned to reduce the number of poverty-level families

The City's support of the KEY Program and workforce training programs are, in particular, focused on lifting families out of poverty. The comprehensive housing program, KEY, is a collaborative effort of local professionals to educate first-time homebuyers so they may qualify for down-payment assistance or a low interest loan through HUD approved funding. This program includes pre, ongoing, and post credit counseling to ensure the success of the individual's application for a mortgage loan and to reduce the possibility of a foreclosure. The City will partner with Sunbelt Human Advancement Resources, Inc. (SHARE) in support of their Comprehensive Jobs Training/Improvement and placement program called Lifelong Advancement through Diligence, Determination, and Employment Resources (LADDER), and the City will also support Goodwill Industries Job Training program as well. Both programs will help individuals gain the skills they need to obtain gainful employment.

Actions planned to develop institutional structure

The City has worked to develop relationships with many service providers, non-profits, and other entities to do community development throughout the City, with a focus on our Special Emphasis Neighborhoods. An area of concern is that the neighborhood residents need better transportation options to connect with jobs and training opportunities. To this end, Community Development has begun to work closely with the Greenville Transit Authority in trying to secure more funding for transit options throughout the City. The City is also supportive of those that work to coordinate more resources for those individuals experiencing homelessness.

Actions planned to enhance coordination between public and private housing and social service agencies

The development of the Consolidated Plan provides a platform to strengthen coordination between housing and service providers. The Consolidated Plan helps the Community Development division focus on their goals and enlist help from their partners. The City's institutional structure for community development activities relies on partnerships with the various housing and service agencies as well as the neighborhood associations and the residents themselves. The City will continue to bring all these stakeholders together for occasional discussions on key issues. Most recently, Community Development brought together many of the various workforce training and resource service providers to have a discussion as part of our Consolidated Plan public participation process. Out of that discussion came a charge to better assist these entities in reaching city residents in need of these resources, and so the City held its first Workforce Resource Fair in the beginning of May 2015. The fair was overall a success and helped provide information on job training opportunities to City residents. Community Development hopes to hold an additional Workforce Resource Fair in the Fall of 2015.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will leverage private funds with its HOME investments. The City will support the rehabilitation of a facility that serves the previously incarcerated, and the construction of a new home in the Greenline-Spartanburg neighborhood.

Alston Wilkes will leverage local resources in the amount of \$163,000 provided by the Alston Wilkes

Society

Genesis Homes Net Zero is a partnership between Genesis Homes and Greenville Building Supply (GBS) and its suppliers. GBS and its suppliers will donate materials and labor to construct the home. The home will be open for tours for a short period to demonstrate the expertise of the suppliers and how affordable housing can be built efficiently and at a reasonable cost. Funding in the amount of \$148,650 will be leveraged through local foundations, GBS and private financing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Greenville utilizes the recapture provisions offered in the HOME Program regulations for the Homeowner Down Payment Assistance Program. Typically, the City offers mortgage subsidies for qualified buyers. This assistance is considered direct subsidy to the home buyer. The City's maximum mortgage subsidy, secured as a soft second mortgage does not exceed \$20,000 per home buyer. The mortgage shall be a five (5) or ten (10) year deferred payment loan depending on the amount of HOME subsidy provided (<\$15,000-5 year; <u></u>\$15,000 – 10 year). Loans are forgiven at the rate of 1/60th or 1/120th per month. The subsidy provided shall be the difference between the maximum loan that the potential home buyer can afford and the sales price. Under no circumstance will the City's mortgage subsidy exceed what is necessary to qualify the potential home buyer for a first mortgage. </p><p align="left">Upon any sale of the property during the five or ten year affordability period, the pro-rata reduction of recapture amount during the affordability period is due and payable to the City of Greenville. The City will limit the amount to be recaptured to the net proceeds available from the sale. All recaptured HOME funds will be used for HOME eligible activities only. </p>

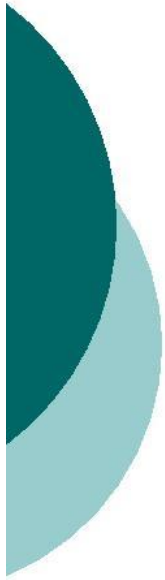
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Greenville will not acquire residential units using its HOME funds.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Greenville will not refinance existing debt secured by multifamily housing using its HOME funds.

Attachments



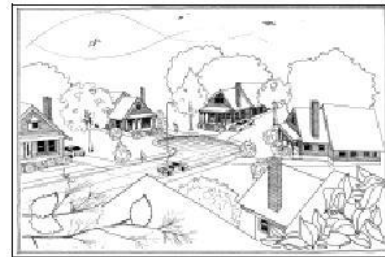
Consolidated Plan Survey Results and Comments from Public Workshops

Wayne Leftwich
Community Development
City of Greenville, SC

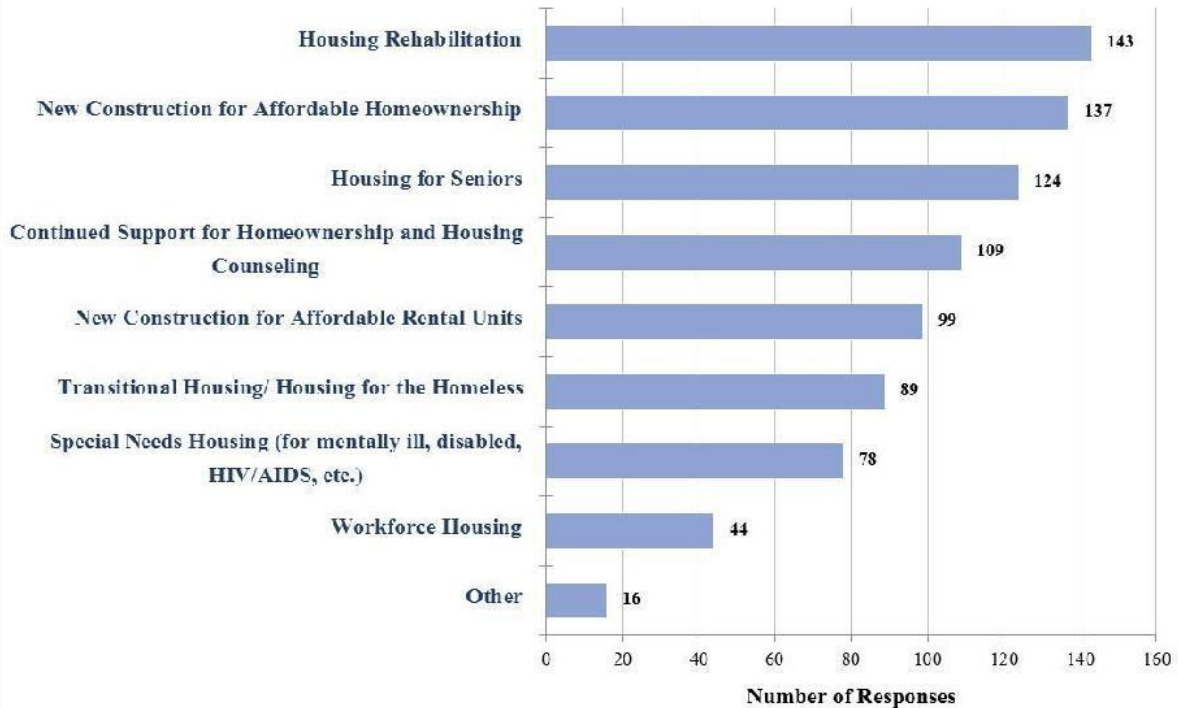


Housing Needs

- Housing Rehabilitation
- New Construction for Homeownership/Rental
- Housing for Seniors
- Other Needs:
 - Transitional Housing/ Housing for the Homeless
 - Special Needs Housing (for Mentally Ill, Disabled, HIV/AIDS)
 - Continued support for Housing Counseling



1. What should be the focus of the Community Development Division for the next five years, regarding housing? Select all that apply.





Housing Needs -Other

- Programs or policies to repair rental housing
- Multigenerational housing (encourage community of all ages)
- Live-Work space, “maker” space
- Housing for Veterans

- Control downtown construction

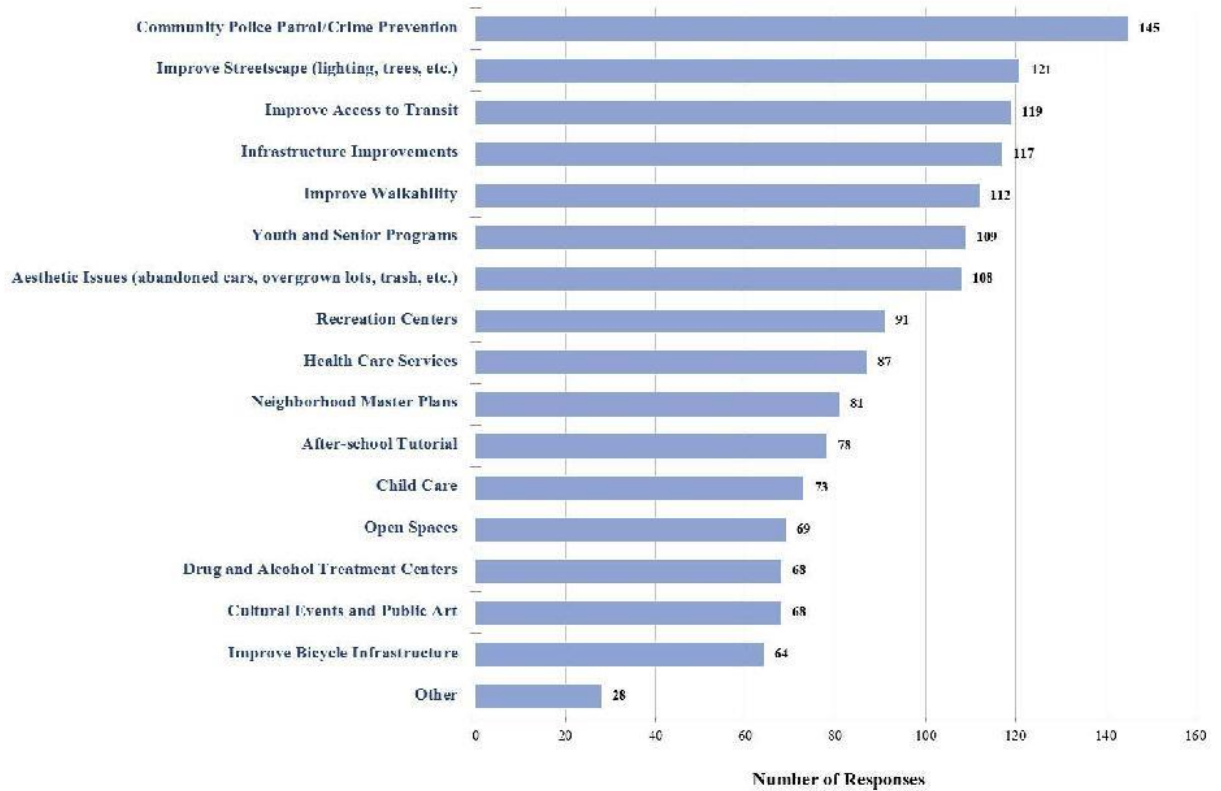


Suitable Living Environment

- Infrastructure Improvements
- Community Police Patrol \ Crime Prevention
- Environmental Issues
(abandoned cars, overgrown lots, trash, etc...)
- Child Care
- Other Needs
 - Recreation centers
 - Open Spaces
 - After school tutorial
 - Drug and alcohol treatment centers
 - Youth and Senior programs
 - Health care services
 - Cultural arts
 - Improved access to transit
 - Neighborhood master plan



2. What should be the focus of the Community Development Division for the next five years, regarding the creation of a suitable living environment? Select all that apply.





Suitable Living Environment - Other

- Neighborhood signage
- Parks
- Playground
- Community Garden

- Roads and Traffic
- Trolley service

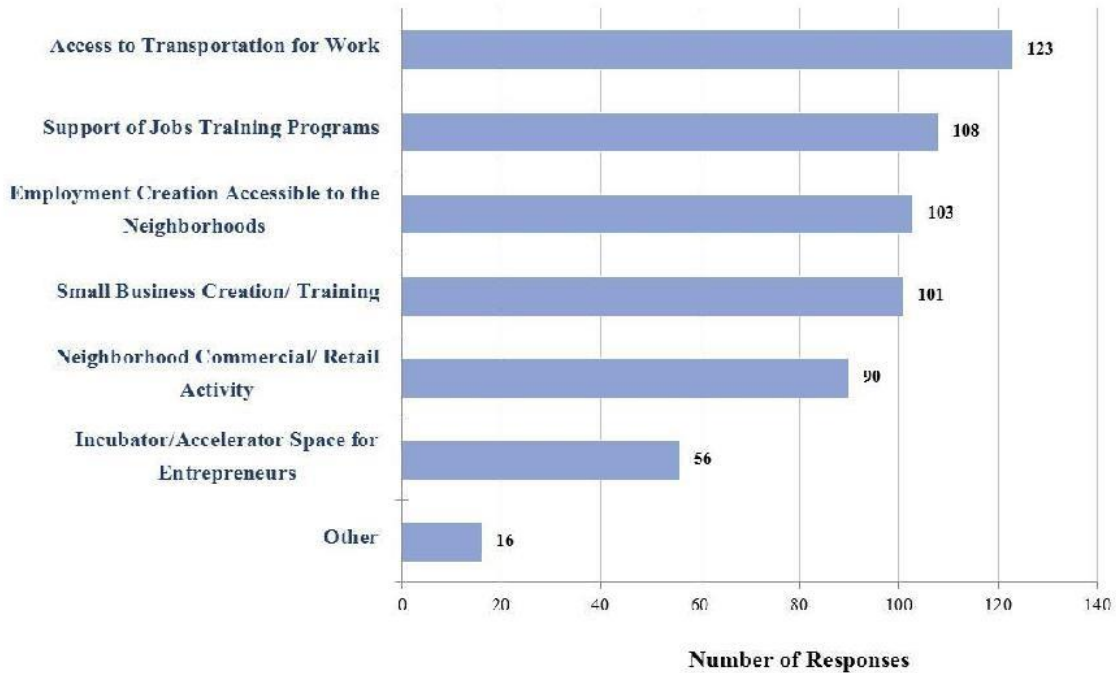


Economic Opportunities

- Neighborhood Commercial \ Retail Activity
- Small Business Creation \ Training
- Support of Jobs Training program
- Other Needs
 - Access to Transportation for Work
 - Employment Creation Accessible to the Neighborhoods



3. What should be the focus of the Community Development Division for the next five years, regarding economic development? Select all that apply.





Economic Opportunities - Other

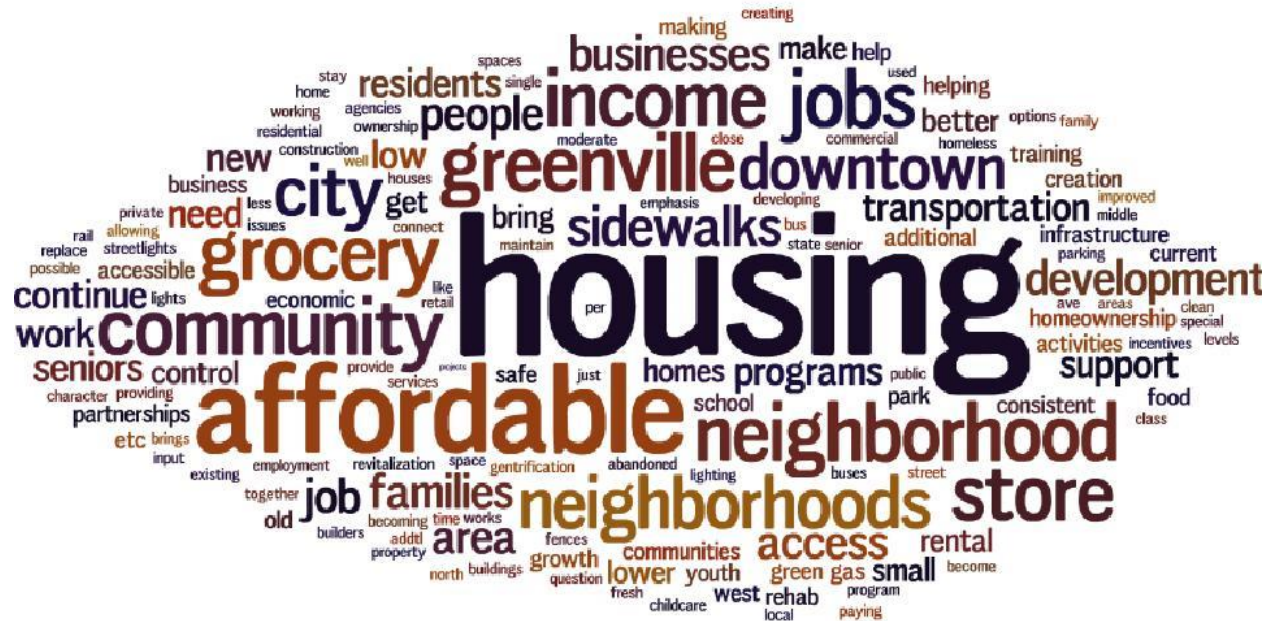
- Personal finance education
- Support of job training programs
- Grocery Store
- Neighborhood Commercial



Other ideas

- Priorities?
- Challenges?
- Opportunities?

Priorities?





Priorities?

- Affordable housing
- Strengthen community & families
- Jobs, businesses, grocery store
- Transportation (transit, access to job)
- Infrastructure (sidewalks, lighting, sewer...)
- Parks, open space, community garden
- Activities for seniors & youth, safety
- Appearance (transition, blight, & trash)
- Educate, collaborate, and form partnerships





Challenges?

- Gentrification, displacement
- Increased development, maintain character
- Transitioning renters to homeownership
- Transportation, transit, traffic
- Blight, vacant houses
- Crime, drugs, alcohol
- Low education and financial instability
- Infrastructure (sewer, sidewalks...)
- Walkability and bike facilities

Opportunities?





Opportunities?

- Momentum created by redevelopment
- Proximity to businesses, transit
- Infill of vacant properties
- Economic development, jobs
- Small business, entrepreneurship, arts
- Affordable housing developers
- Diversity (race, age, income)
- Preservation of open space, parks
- Improved relationships (neighbors, police)

Grantee SF-424's and Certification(s)

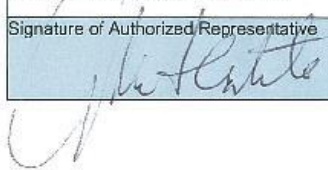


SF 424

The SF 424 is part of the Annual Action Plan.

SF 424

May 15, 2014		Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD		<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction	City of Greenville	UOG Code	45045
Street Address Line 1	P.O. Box 2207	Organizational DUNS	07-037-2727
Street Address Line 2	206 South Main Street	Organizational Unit	
City	Greenville	Department	Economic and Community Dev.
ZIP	29602	Division	Community Development
Country	U.S.A.	County	Greenville
Employer Identification Number (EIN):	57-6000236	Program Year Start Date (MM/DD)	07/01/15
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s); (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles Community Development		Description of Areas Affected by CDBG Project(s) City Special Emphasis Neighborhoods	
\$CDBG Grant Amount	\$760,603	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged	\$706,499	\$Additional State Funds Leveraged	\$411,480
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income	\$0	Other (Describe) Foundation/Private	\$143,775
Total Funds Leveraged for CDBG-based Project(s) \$1,261,754			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles HOME		Description of Areas Affected by HOME Project(s) City Special Emphasis Neighborhoods	
\$HOME Grant Amount	\$200,860	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income	\$0	Other (Describe) Foundation/Private	\$311,650
Total Funds Leveraged for HOME-based Project(s) \$311,650			

Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles HOPWA		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount \$362,731	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles N/A		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts Fourth	Project Districts Fourth		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on DATE <input checked="" type="checkbox"/> No Program is not covered by EO 12372 <input checked="" type="checkbox"/> N/A Program has not been selected by the state for review	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Person to be contacted regarding this application			
First Name Virginia	Middle Initial B	Last Name Stroud	
Title Community Dev. Administrator	Phone 864-467-4570	Fax 864-467-5735	
eMail gstroud@greenvillesc.gov	Grantee Website www.greenvillesc.gov	Other Contact	
Signature of Authorized Representative		Date Signed	
		6/01/15	

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

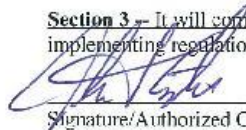
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

5/14/15
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

5/14/15
Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.


Signature/Authorized Official

5/14/15
Date

City Manager
Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities — Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building — Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.


Signature/Authorized Official

5/14/15
Date

City manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name Homeless Survey Data
	List the name of the organization or individual who originated the data set. Continuum of Care led by United Housing Connections
	Provide a brief summary of the data set. Homeless population count for Greenville County, 2014
	What was the purpose for developing this data set? Count of homeless population in Greenville County
	Provide the year (and optionally month, or month and day) for when the data was collected. January 23, 2104
	Briefly describe the methodology for the data collection. an actual count
	Describe the total population from which the sample was taken. Greenville County - 474,266
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. respondents were homeless and primarily engaged in shelters or out on the street
	2
List the name of the organization or individual who originated the data set. Homelessness Leadership Task Force	
Provide a brief summary of the data set. Count of existng facilities and housing targeted to homeless households.	
What was the purpose for developing this data set? To Tally the numbers of resources available to the homeless in the area	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Greenville County	
What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014	
What is the status of the data set (complete, in progress, or planned)? complete	

